

Ventana  
House

6,288 sq ft

# ENVIABLE OFFICES TO LET

A well-located office opportunity in Sheffield City Centre offering 6,288 sq ft, with the potential to expand up to 33,059 sq ft of high-quality space.

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Part of the

Sheffield | Digital | Campus

2 SHEAF STREET | SHEFFIELD S12BJ



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HEART OF THE CITY

TRAIN STATION

VENTANA HOUSE

SUPERTRAM

03 LOCATION

Put your business on the map in one of Sheffield's most iconic buildings. Centrally located on Sheaf Street and adjacent to the station, this striking contemporary landmark can be seen when arriving in the City via the primary road and rail routes.

Occupying an elevated position and with a dramatic sweeping concourse leading you to the door, this building has prominence, and offers outstanding views from your new office windows. If you're looking for office space that says all the right things about your business, choose one that makes a real statement.

# A WORKSPACE LIKE NO OTHER

Stepping into the light and spacious reception atrium, you'll discover that second impressions can be as breathtaking as the first. The building makes maximum use of this space, with each upper floor having a balcony overlooking the atrium.

The five office floors and the covered parking floor are served generously by three passenger lifts. With professional reception staff and dramatic architecture, your clients will receive a welcome that your competitors simply cannot match.

Planned upgrade works to the reception will create a welcoming, contemporary space designed to encourage collaboration and support the growth of ambitious businesses.



Planned Refurbishment Works

From Ventana House's commanding position, you'll enjoy panoramic views of the city and beyond.

The third open-plan floor benefits from a high-specification and no central columns, allowing for full flexibility when planning your office space.

# SPECIFICATION

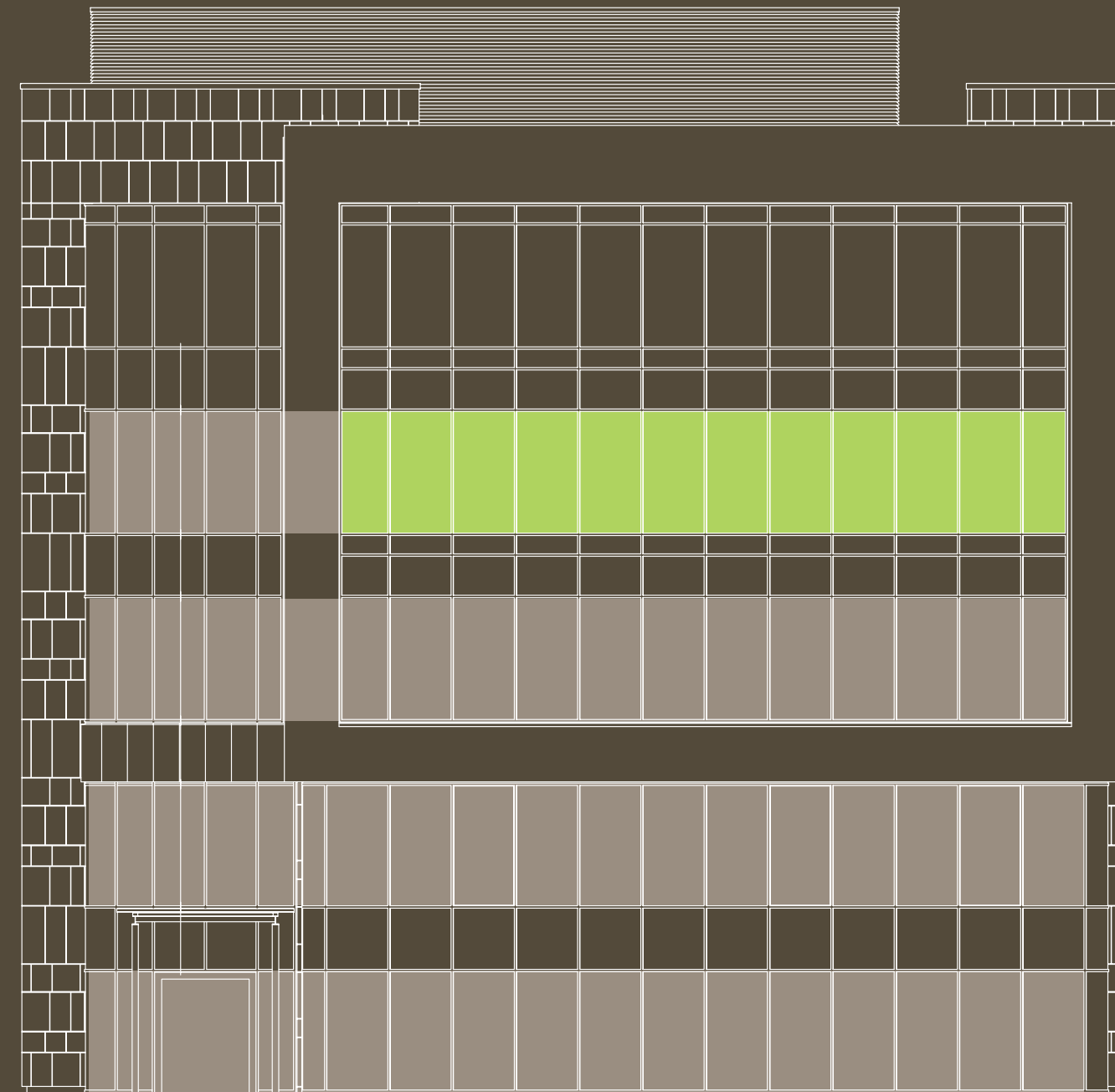
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The building benefits from the following:

- BREEM Excellent rating for the building
- Triple height shared reception
- Full access raised floor
- VDU compatible lighting
- VRF air source heat pump air conditioning
- Fully DDA compliant
- Safe and convenient parking for up to 6 cars (available by separate negotiation) giving direct access to the building
- Secure cycle parking with high quality shower and changing areas.

# AVAILABLE SPACE

Positioned on the third floor, the accommodation offers impressive elevated views over Sheffield Train Station and Sheaf Valley Park. The suite extends to 6,288 sq ft and includes a high-quality kitchen and break-out area. It is available fully fitted and furnished, ready for immediate occupation.

Further accommodation of up to 26,763 sq ft can be offered within the building, creating a combined opportunity of 33,051 sq ft. Additional information is available upon request.



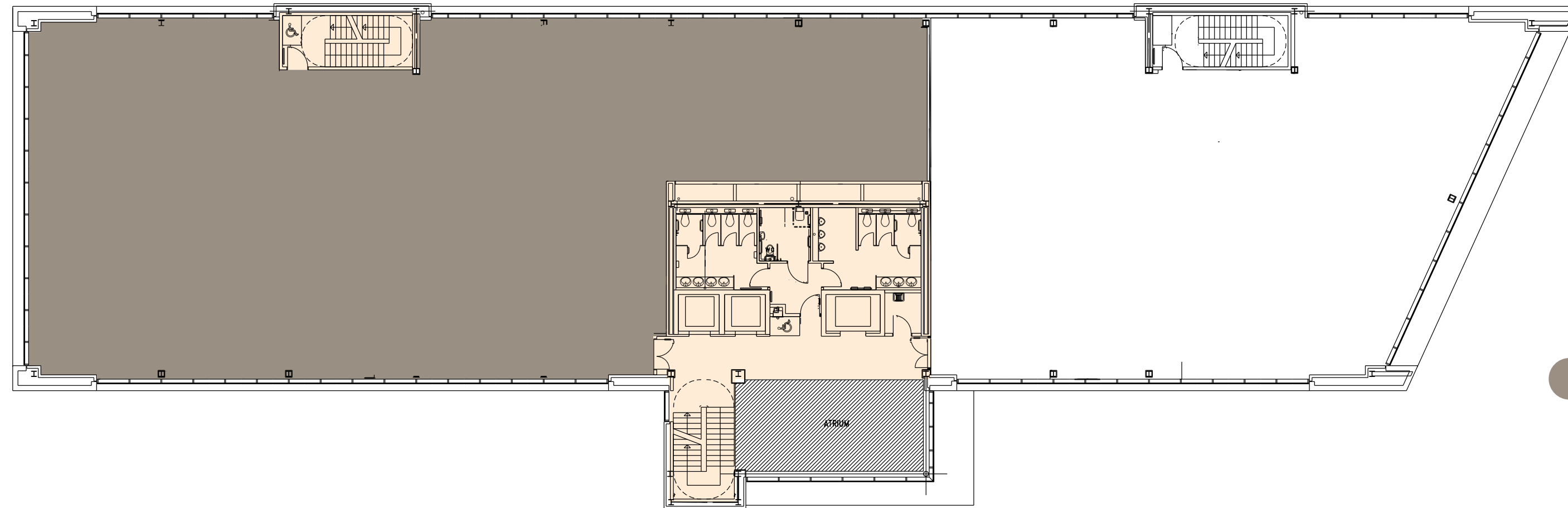
Front elevation viewed from Sheaf Street.

- Available
- Coming Soon

| Floor              | Available space |                |                          |
|--------------------|-----------------|----------------|--------------------------|
|                    | sq m            | sq ft          |                          |
| Fourth             | 991             | 10,655         | Let                      |
| Third              | 584<br>406      | 6,288<br>4,374 | Available<br>Coming Soon |
| Second             | 990             | 10,653         | Coming Soon              |
| First              | 816             | 8,781          | Coming Soon              |
| Ground             | 275<br>536      | 2,955<br>5,771 | Coming Soon<br>Let       |
| <b>Available</b>   | <b>584</b>      | <b>6,288</b>   |                          |
| <b>Coming Soon</b> | <b>2,487</b>    | <b>26,763</b>  |                          |
| <b>Total</b>       | <b>3,071</b>    | <b>33,051</b>  |                          |

# THIRD FLOOR

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● Available Space 6,288 sq ft | 584 sq m

## THIRD FLOOR SPACE PLAN



The visuals have been produced by an interior design agency to illustrate the proposed refurbishment potential. Please contact the agents for further information.

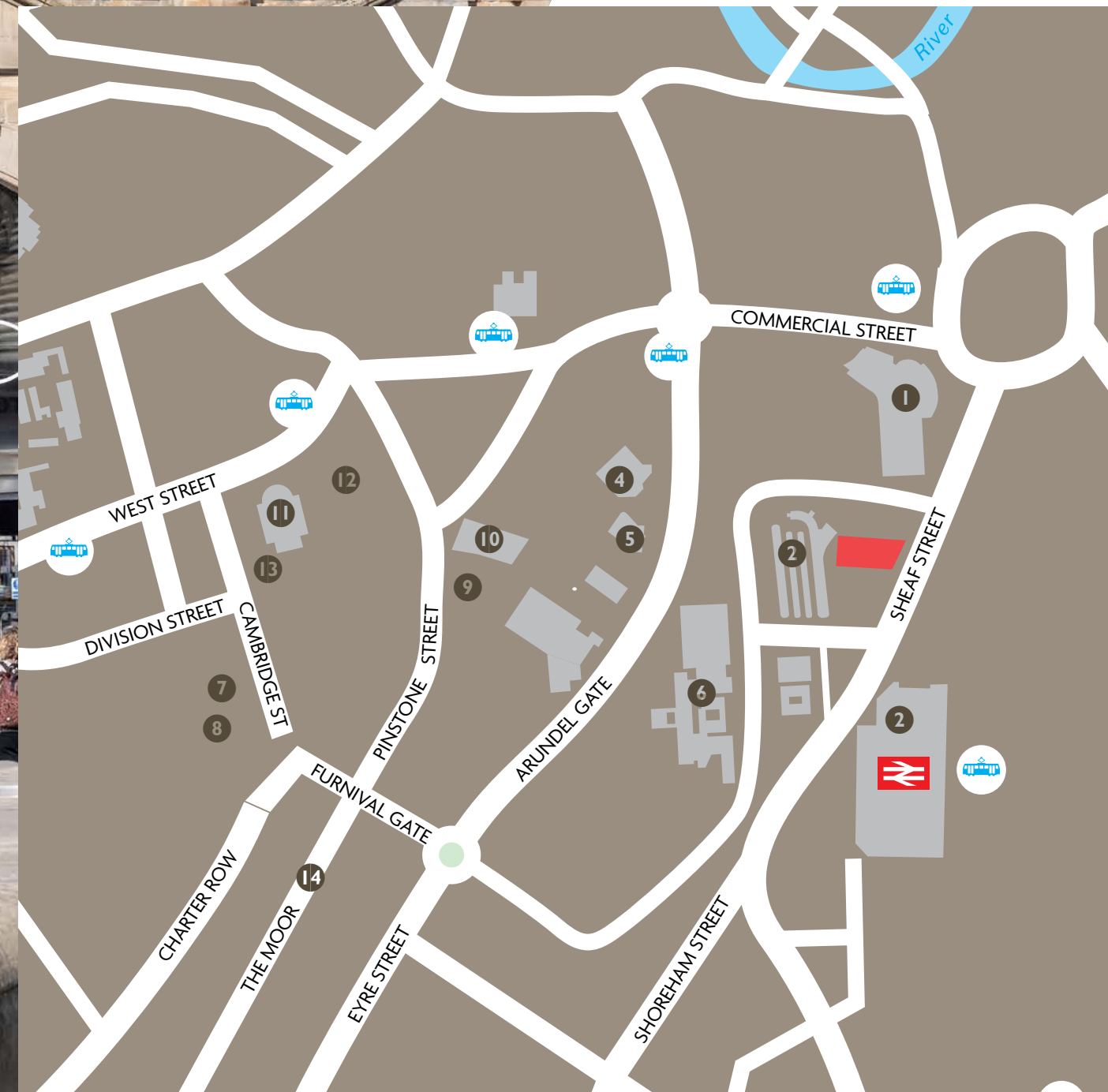






# WHAT'S NEAR YOUR ENVIABLE OFFICE.

A vibrant mix of retail, bars and an excellent transport network make Ventana one of the city centre's premium office locations.



- 1 Ponds Forge
- 2 Bus Interchange
- 3 Train Station
- 4 Crucible
- 5 Lyceum
- 6 Showroom Cinema
- 7 Cambridge St Collective
- 8 Kapital
- 9 Peace Gardens
- 10 Town Hall
- 11 City Hall
- 12 Leopold Square
- 13 Turtle Bay
- 14 The Moor



# Ventana House

## Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Colloco or Lambert Smith Hampton in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. April 2026.

## Terms

A new lease on offer, the terms of which are to be agreed.

## Rent

Rent upon application.

## EPC

The property has an Energy Performance Certificate rating of band C(56)

## VAT

All prices/rents are deemed to be exclusive of VAT.

For further information or to arrange a viewing, please contact our joint letting agents.

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