

1 ST. PAUL'S PLACE, SHEFFIELD, S1 2JF

1 St. Paul's Place

SHEFFIELD

TO LET

4,127 - 6,403 sq ft

(383 sq m - 595 sq m)

of prime city centre grade A office space.

1STPAULSPLACE.COM

A unique workspace in the heart of Sheffield

1 St Paul's Place presents an unrivalled advantage with a wealth of amenities right at your doorstep. Situated directly next to the award-winning Peace Gardens and Winter Gardens, and featuring ground-floor establishments such as Piccolinos, Forbici, Bella Italia and Caffè Nero, you'll enjoy a truly elevated experience within the heart of the city.

Open the door to 1 St. Paul's Place

Situated in the heart of Sheffield, 1 St Paul's Place offers exceptional workspace. The flexible floor plates can accommodate a variety of space requirements, delivering prime grade A office space, with views over The Peace Gardens and the Town Hall within the City core.

The building has been refurbished to the highest standards and is complemented by a premium reception area, club-class end-of-journey facilities, and an unparalleled landmark location in the bustling city centre.

St. Paul's Place boasts a striking new entrance, featuring a stunning double-height glazed reception with botanical greenery, leaving a lasting impression. As you step inside, you'll be greeted by our concierge reception, ensuring your arrival is both secure and welcoming.

The reception area itself has been thoughtfully designed to create a modern and sophisticated ambiance. A stylish business lounge area, equipped with contemporary seating arrangements, invites you to relax and socialise, creating an ideal space for welcoming clients or simply taking time out for yourself.



Accommodation

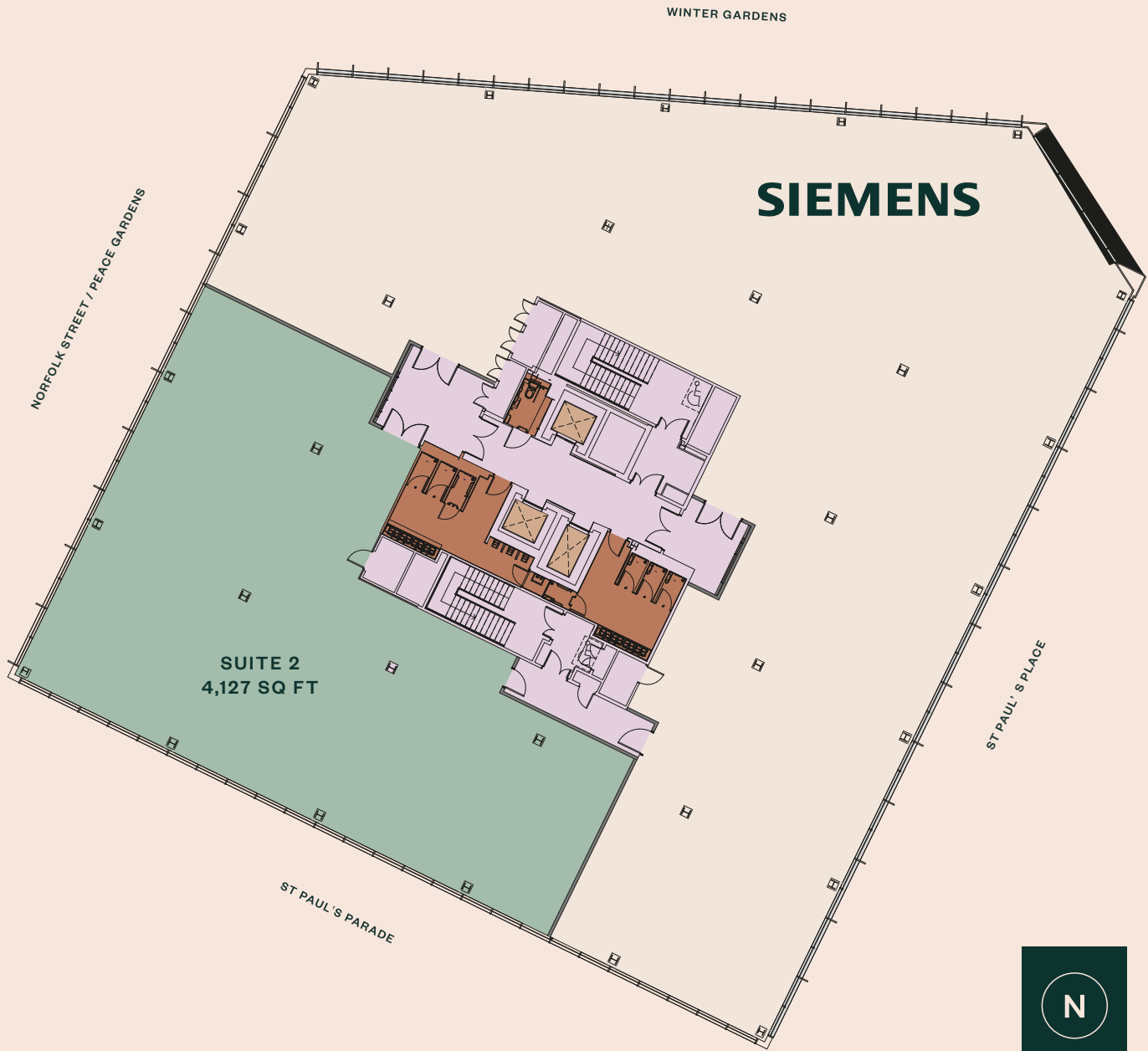
Each floor provides efficient open plan workspaces providing occupiers with a range of aspirational fit out options. The large open plan floor plates offer the opportunity for an occupier to deliver a unique office design to transform the workplace and enhance the employee experience.

Terms - The final two suites are available by way of a new full repairing and insuring lease on terms to be negotiated. Quoting rent and further information is available on request.

Floor	Use	Sq ft	Sq m	Availability
SIXTH FLOOR	OFFICE	N/A	N/A	arm
FIFTH FLOOR	OFFICE	N/A	N/A	arm
FOURTH FLOOR	OFFICE	N/A	N/A	arm
FOURTH FLOOR	OFFICE	6,403	595	AVAILABLE
THIRD FLOOR	OFFICE	4,127	383	AVAILABLE
THIRD FLOOR	OFFICE	N/A	N/A	SIEMENS
SECOND FLOOR	OFFICE	N/A	N/A	Knightsplc
SECOND FLOOR	OFFICE	N/A	N/A	withers & rogers 
FIRST FLOOR	OFFICE	N/A	N/A	Insight 
GROUND FLOOR	RECEPTION	N/A	N/A	N/A
Total		10,530	978	
BASEMENT	CAR PARK, CYCLE STORAGE & SHOWERS		CAR PARKING AVAILABLE AT A RATIO OF 1:1,100 SQ FT (INCLUDES EV CHARGING POINTS)	

Third Floor

Sq ft	Sq m
4,127	383



Fourth Floor

Sq ft	Sq m
6,403	595



Key

AVAILABLE

CORE

WC

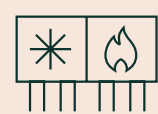
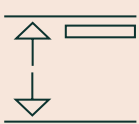
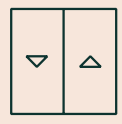
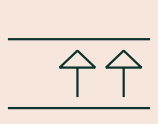
LET

LIFTS



Highlights

Experience the reimagined St Paul's Place, presenting Grade A accommodation meticulously designed to deliver a flexible and contemporary workspace in an exceptional location, and tailor-made for the discerning occupier. The 3rd floor has a suspended ceiling finish and the 4th floor an exposed services finish. This building boasts an impressive array of features, including:

- | | | | |
|---|---|--|---|
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NEW GROUND FLOOR BUSINESS LOUNGE | 
COMFORT COOLING | 
LED LIGHTING | 
FULL WC FACILITIES |
| 
2.8M FLOOR TO CEILING HEIGHT | 
3 X 13 PERSON PASSENGER LIFTS | 
RAISED ACCESS FLOORS WITH 150MM CLEAR VOID | 
SHOWERS |
| 
CAR PARK | 
CYCLE STORAGE | 
EV CHARGING | 
CORE CONNECT PRE-INSTALLED HIGH SPEED INTERNET |

B
EPC RATING (MINIMUM)

BREEAM®
VERY GOOD (MINIMUM)


WIREDSCORE AWARDED PLATINUM

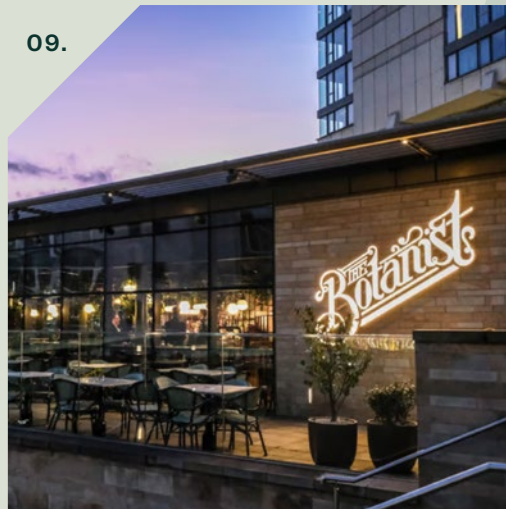
Perfectly located in the city

St. Paul's Place holds a prestigious position in the heart of Sheffield City Centre, making it a thriving business hub that has attracted esteemed occupants like Insight, Knights plc, Siemens, Arm Group. This location stands out as one of Sheffield's most coveted office addresses.

Moreover, this building enjoys unparalleled access to a wealth of doorstep amenities. It is directly across from the Peace Gardens and Winter Gardens, and is surrounded by a variety of leisure facilities, including popular restaurants like Browns, Pizza Express, Forbici and Piccolino. Additionally, Sheffield's vibrant retail scene is just a short walk away, with the Moor and Fargate shopping districts in close proximity. Furthermore, the Heart of the City 2 development is close by, which includes The Cambridge Street Collective - Europe's largest purpose built Food Hall, and Leah's Yard, an exciting independent retail destination within the City core.

1 St. Paul's is excellently connected, with convenient access to buses, trains, and the Supertram system. By car, Junction 33 of the M1 motorway is just a 10-minute drive away via the Sheffield Parkway. On-site secure underground parking is available and there are ample parking options nearby, including the 'Cheese Grater' Q-Park within the broader St. Paul's development. Furthermore, Sheffield Railway Station is an 8-minute walk from the building, offering regular services to London as well as direct routes to Manchester, Birmingham, and Leeds.

1 St. Paul's Place



AMENITIES

SHOPPING

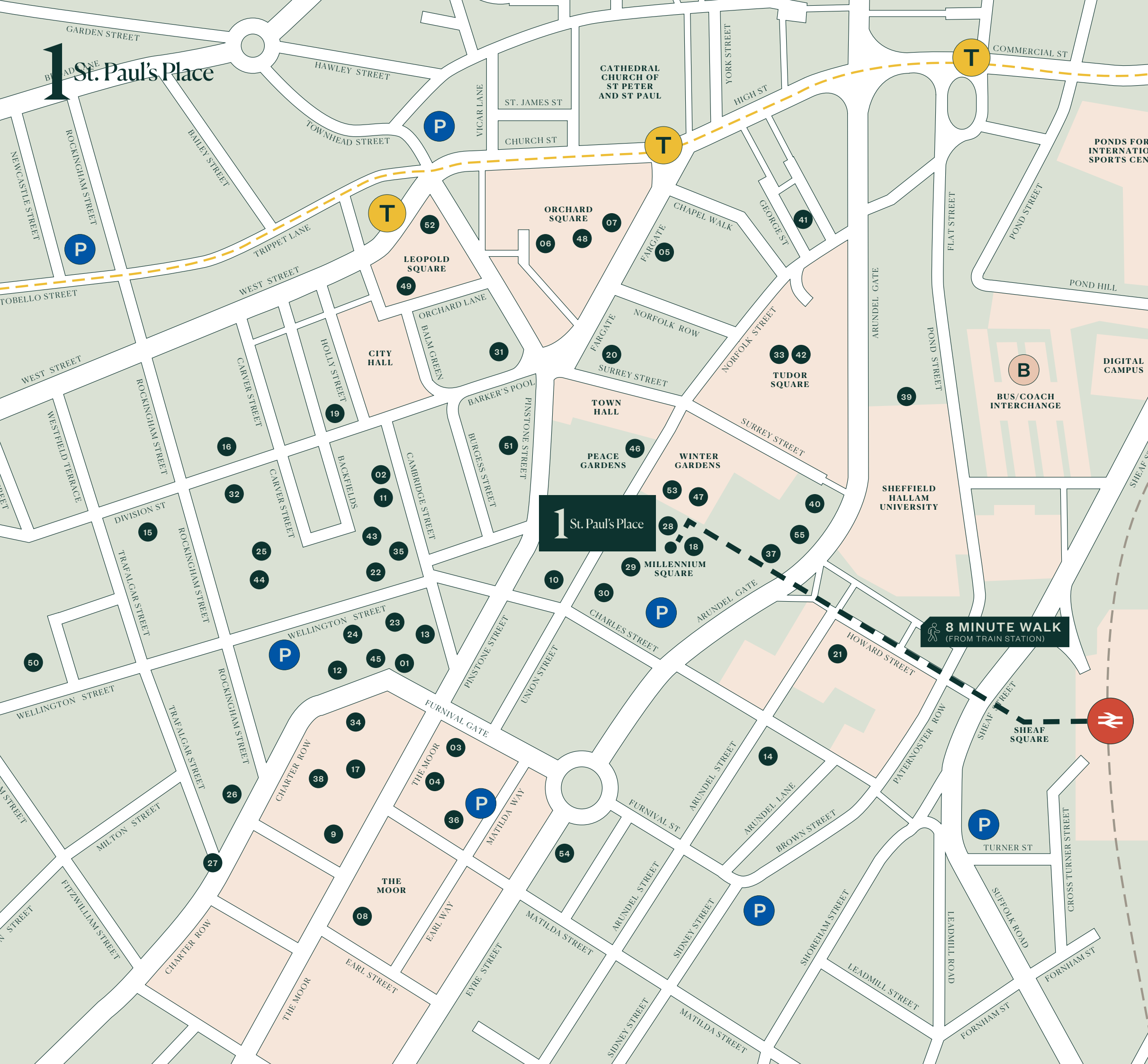
- 01. SOSTRENE GRENE
- 02. PETE MCKEE GALLERY
- 03. H&M
- 04. RIVER ISLAND
- 05. MARKS & SPENCER

EAT & DRINK

- 06. FORBICI
- 07. STEAM YARD
- 08. PICCOLINO
- 09. THE BOTANIST
- 10. THE TAMPER
- 11. SMOKE BARBEQUE

FREE TIME/ SPACES

- 12. POUNDS PARK
- 13. ROXY BALL ROOM
- 14. THE LIGHT CINEMA
- 15. SHEFFIELD THEATRES
- 16. WINTER GARDENS



1 1 ST. PAUL'S PLACE		LOCATION
SHOPPING		EAT & DRINK
01.	SOSTRENE GRENE	12. THE BOTANIST
02.	PETE MCKEE GALLERY	13. MARMADUKES
03.	H&M	14. TAMPER COFFEE
04.	RIVER ISLAND	15. STEAM YARD
05.	M&S	16. LUCKY FOX
06.	WATERSTONES	17. GREEN BAR
07.	OFFICE	18. FORBICI
08.	ATKINSONS DEPARTMENT	19. COSY CLUB
09.	PRIMARK	20. PUBLIC
10.	GLASS ONION	21. SILVERSMITHS
11.	LEAH'S YARD	22. CAMBRIDGE ST COLLECTIVE
BUSINESSES		FREE TIME
23.	HSBC	33. CRUCIBLE THEATRE
24.	CMS	34. THE LIGHT CINEMA
25.	CUBO	35. BETHEL CHAPEL*
26.	WESTFIELD HEALTH	36. LANE7
27.	BT	37. MILLENNIUM GALLERY
28.	KNIGHTS PLC	38. BOOM BATTLE BAR
29.	DSCF	39. ODEON LUXE
30.	ARUP	40. THE FITNESS CLUB
31.	NATIONWIDE	41. CURZON CINEMA
32.	SHEFFIELD FUTURES	42. SHEFFIELD THEATRES
OPEN SPACES		HOTELS
43.	COALPIT YARD*	51. RADISSON BLU
44.	POUND'S PARK	52. THE LEOPOLD
45.	CHARTER SQUARE	53. MERCURE ST PAUL'S
46.	PEACE GARDENS	54. LEONARDO HOTEL
47.	WINTER GARDENS	55. NOVOTEL
48.	ORCHARD SQUARE	
49.	LEOPOLD SQUARE	
50.	DEVONSHIRE GREEN	

*ALL LOCATIONS ARE TAKEN FROM GOOGLE MAPS AND ARE INDICATIVE.

Strategically Connected

1 St Paul's enjoys exceptional connectivity to public transportation networks, boasting convenient access to buses, rail services and the Supertram system.

Effortless Road Access

For those arriving by car, Junction 33 of the M1 motorway is just a swift 10-minute drive via the Sheffield Parkway, ensuring easy access from all directions.

Abundant Parking Options

In addition to on-site parking facilities, you'll find ample parking provisions in the vicinity, including the 'Cheese Grater' Qpark within the broader St Paul's development.

Proximity to Sheffield Railway Station

Located a mere 8-minute walk away, Sheffield Railway Station offers hourly services to London, along with direct routes to Manchester, Birmingham and Leeds. Seamless travel connections are at your doorstep.

BY FOOT



BY BIKE



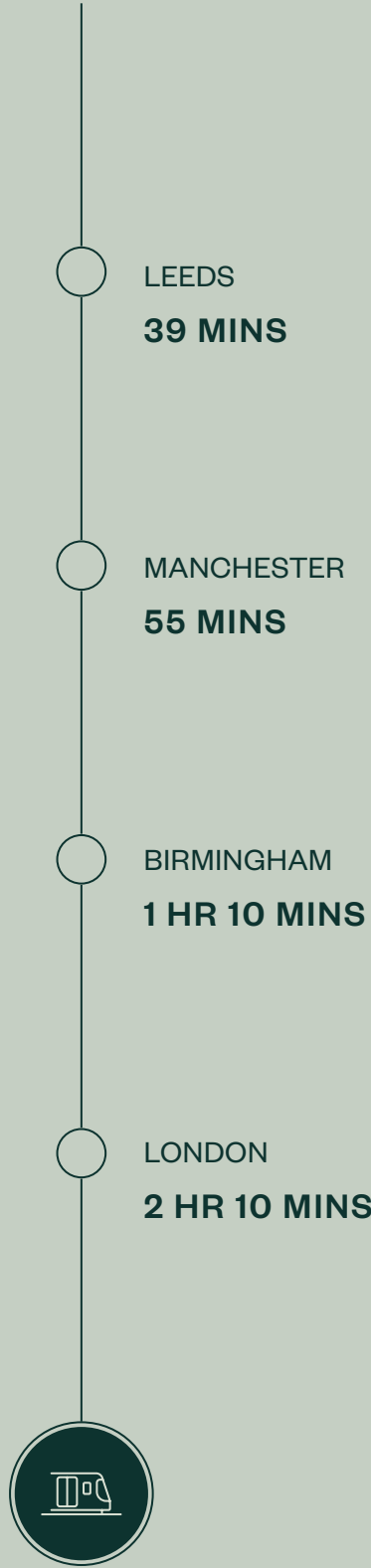
BY TRAM



BY CAR



BY RAIL



Contact us

For further information or to arrange a viewing, please contact the leasing agents Knight Frank and Sanderson Weatherall.



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