



PENNINE FIVE

PENNINEFIVE.COM

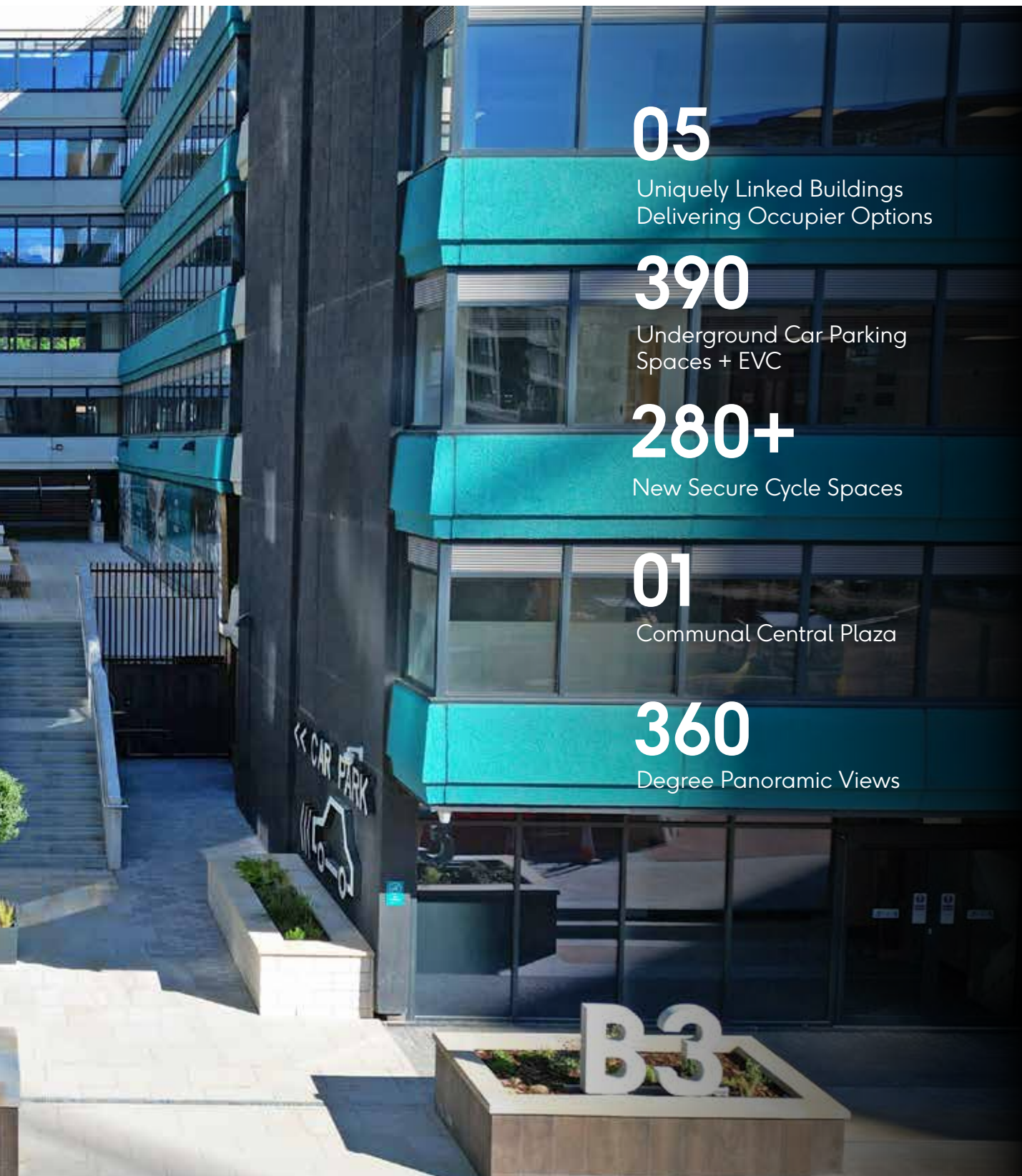
TENTER STREET | SHEFFIELD | S1 2DD

COME ON

IN



PENNINE FIVE



05

Uniquely Linked Buildings
Delivering Occupier Options

390

Underground Car Parking
Spaces + EVC

280+

New Secure Cycle Spaces

01

Communal Central Plaza

360

Degree Panoramic Views

It's not just a place of work. It's a melting pot for firms of all sizes and sectors – a meeting point for knowledge-sharing and creative thinking. Set around an inspiring outdoor communal plaza, the collaborative campus brings out the best in people, allowing occupiers to thrive and reach their full potential.

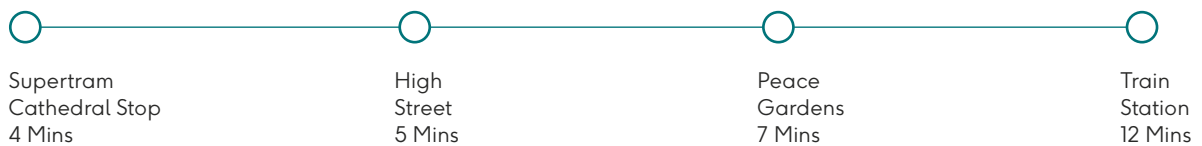
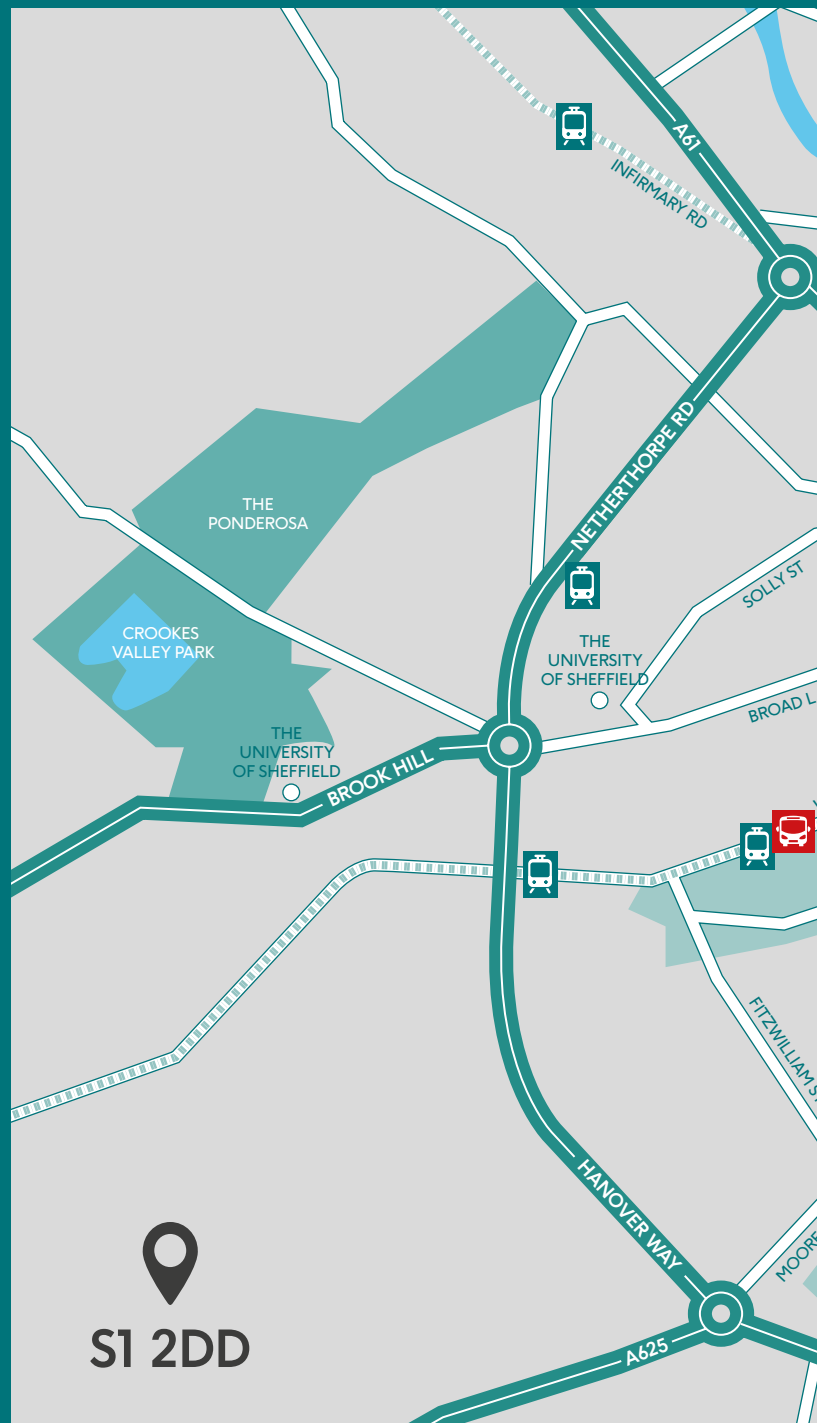
ACCESS FROM ALL AREAS

IN THE HEART OF THE SOUTH YORKSHIRE INVESTMENT ZONE

A prime position - in the centre of Sheffield, Pennine Five is just minutes away from the city's best amenities and transport connections.

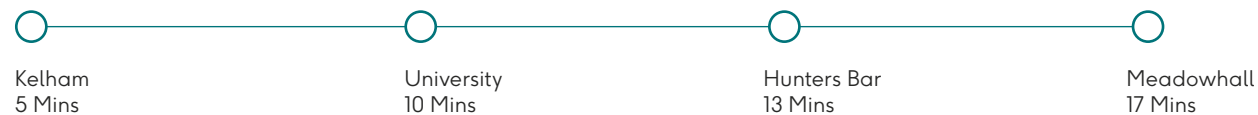
In addition to bus, supertram and rail all within a short walk, Pennine Five benefits from over 390 secure car parking spaces and over 280 secure cycle spaces.

A great and accessible place for your business needs.





*All times taken from Google



FLEXIBILITY IN EVERY SPACE

Five blocks arranged around a unique central plaza, Pennine Five can offer space from as little as 3,229 sq ft (300 sq m) up to over 100,000 sq ft (9,290 sq m).

With the ability to offer a range of flexible lease and floor plate solutions, please contact one of the team to find out how your business can thrive at Pennine Five

BLOCK 1

13 Floors

Typical Floor: 8,223 sq ft (764 sq m)

Total Block: 104,873 sq ft (9,743 sq m)

BLOCK 2

8 Floors

Typical Floor: 4,682 sq ft (435 sq m)

Total Block: 38,204 sq ft (3,549 sq m)

BLOCK 3

8 Floors

Typical Floor: 4,768 sq ft (443 sq m)

Total Block: 37,738 sq ft (3,506 sq m)

BLOCK 4

7 Floors

Typical Floor: 3,229 sq ft (300 sq m)

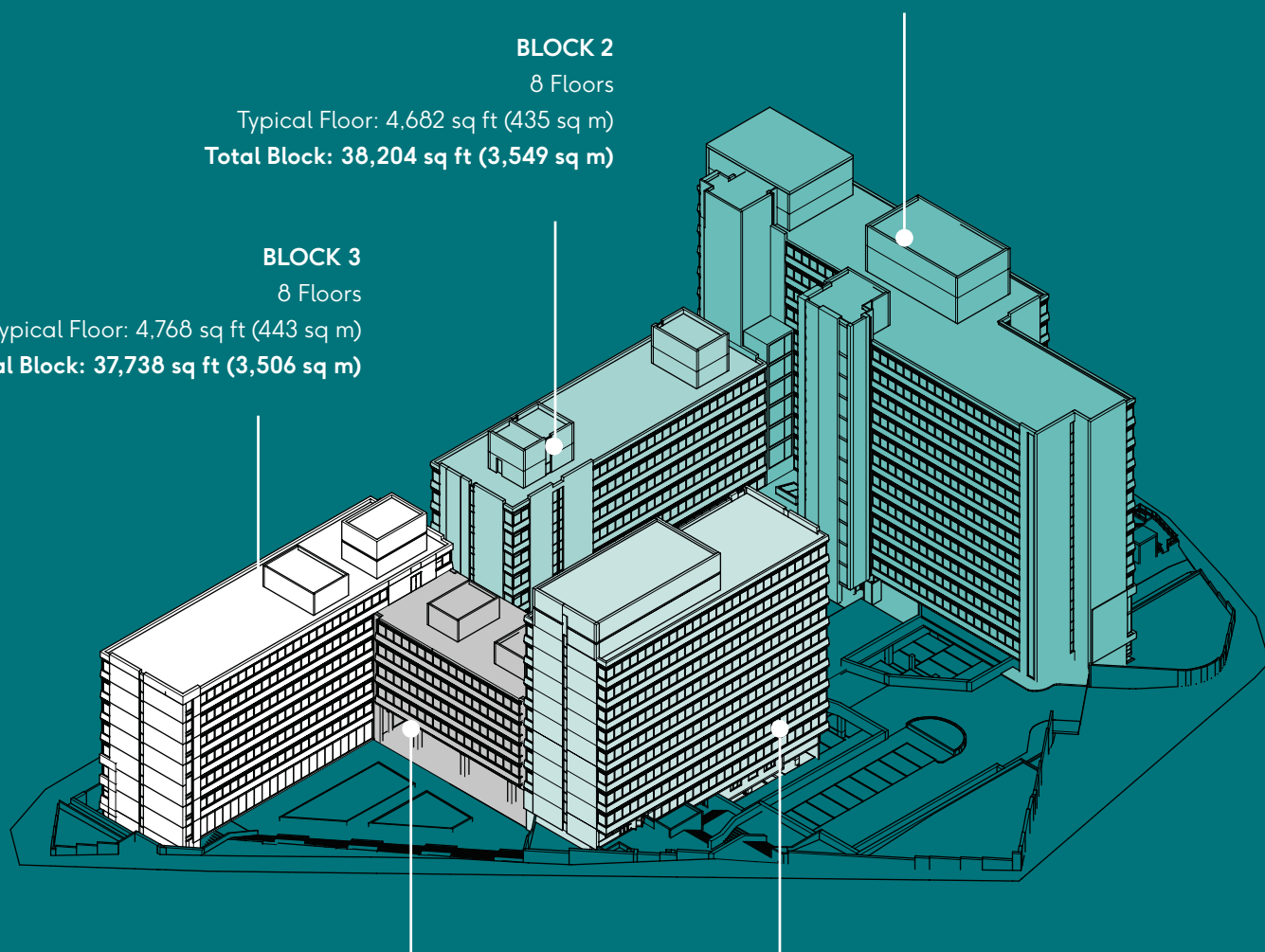
Total Block: 19,343 sq ft (1,797 sq m)

BLOCK 5

11 Floors

Typical Floor: 3,692 sq ft (343 sq m)

Total Block: 32,711 sq ft (3,039 sq m)





Central plaza with
high quality outdoor
space



390 Secure
underground car
parking spaces



280+ Secure cycle
spaces with changing,
drying & lockers



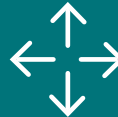
EV charging
Coming Soon



Accessible & inclusive
environment



Panoramic
views



Large & flexible floor
plates with good
natural light



Superfast
broadband



Onsite gym
Coming Soon



On-site food &
beverage offerings



24/7 Access
& security



Site-wide multilingual/
equal opportunity digital
information boards
Coming Soon





fenti





A photograph of a modern office interior. In the foreground, a long, light-colored wooden table is set with several orange chairs. On the table, there are some small potted plants, a laptop, and some papers. In the background, there are more plants, a large window, and a modern ceiling with exposed ductwork and colorful pendant lights. The overall atmosphere is bright and contemporary.

INSPIRING INTERIOR

Large open plan floor plates, available from 3,229 sq ft (300 sq m) to 10,689 sq ft (993 sq m), enable a variety of working styles and office layouts that can adapt as your business evolves.

At the heart of the Pennine Five ethos is the belief that strong working relationships are shaped by the spaces people share. Thoughtfully designed reception areas, inviting common spaces, outdoor environments, and a range of food and drink options create natural opportunities for connection and collaboration.

CGI for illustration purpose only

ING ORS

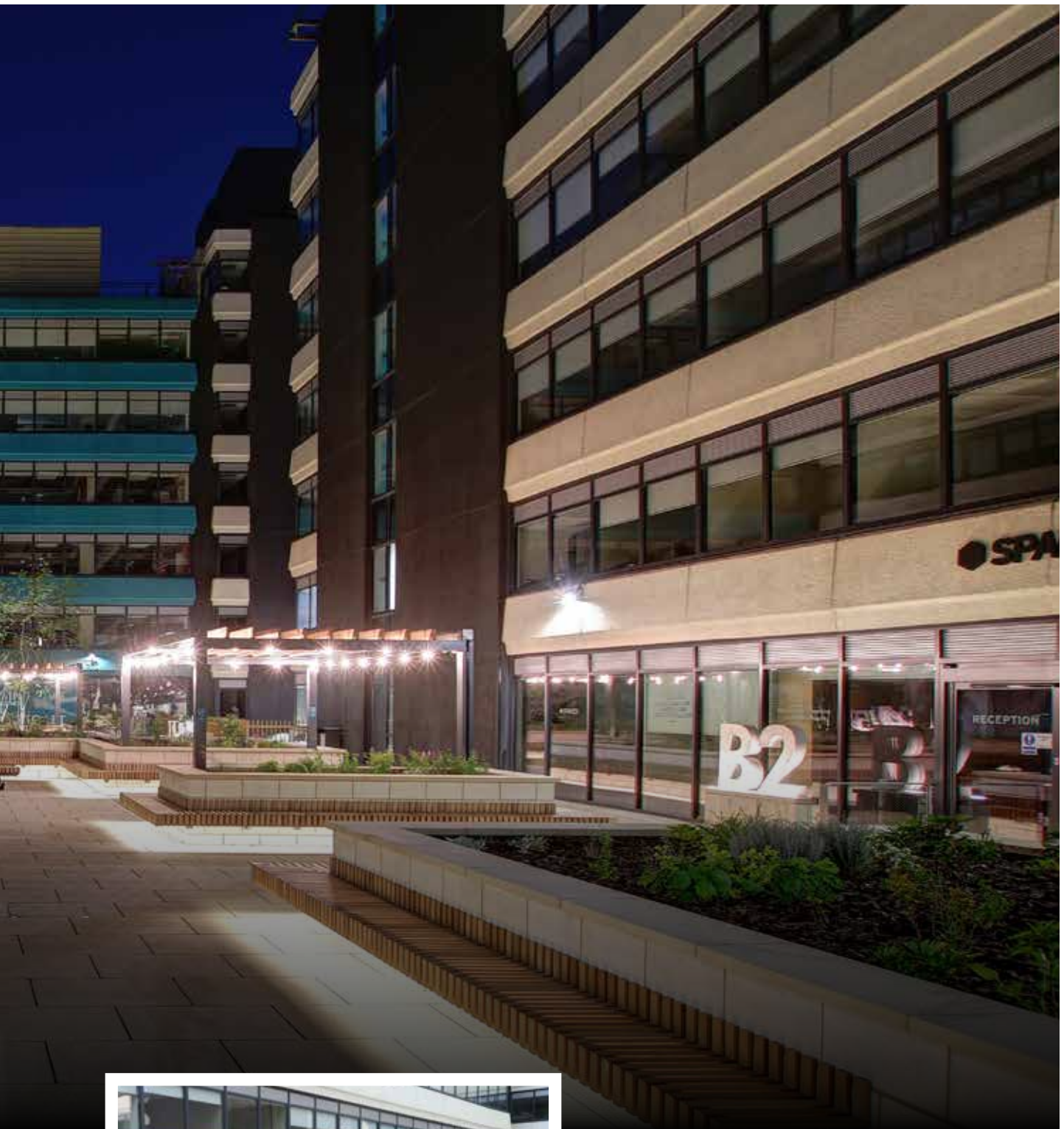
**CREATING INSPIRING SPACES
FOR INSPIRING BUSINESSES.**



A hidden city centre oasis; Pennine Five's landscaped central courtyard will bring nature and people into the campus.

Attractive planting, accessible walkways and a variety of resting zones provide the perfect setting to enjoy the independent food and coffee options available on site.

Outdoor event space and local art installations delivers a new sense of place and identity, drawing in people from beyond the campus and creating a dynamic new focal point for the city centre.



INSPIRING
BEYOND THE 9-5

A RENEWED COMMERCIAL OFFER FIT FOR THE MODERN WORLD

With a dynamic mix of workspace and lease solutions, Pennine Five can flex to anticipate the needs of any commercial tenant. A company can mature from a one-person start-up to an international market leader – all on a single campus.

In Sheffield, where life is defined by its quality, Pennine Five enables companies to seamlessly combine wellbeing and work for an enhanced work-life balance. In addition to the landmark outdoor plaza, the buildings are designed to maximise fresh air, natural light and frame far-reaching views of Europe's greenest city.

The campus actively promotes sustainable modes of transport – through a 280+ space cycle hub and the introduction of EV charging facilities in the 390-space underground car park.

Pennine Five's bustling campus enables occupants to attract, nurture and retain the very best talent and also offers space for knowledge-sharing, creative-thinking and generating opportunities.



INNOVATION

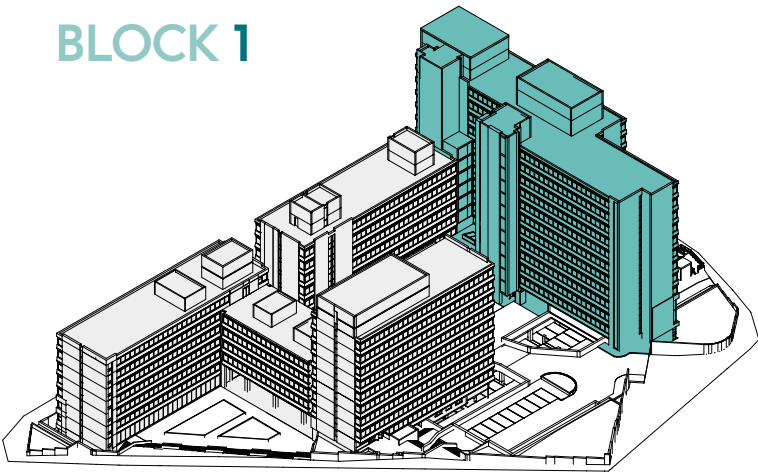


FLOOR AVAILABILITY OF EACH BLOCK

At Pennine Five, we know that one size doesn't fit all. That's why we offer bespoke office spaces up to 100,000 sq ft, giving businesses of all sizes the flexibility they need.

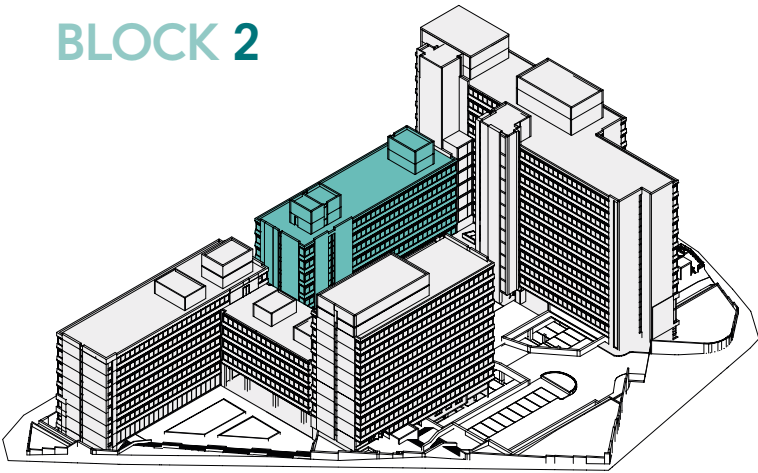
Our bespoke workspace solutions include; co-working, small office options, large open plan layouts, and even the possibility to include laboratory facilities. With all tenancies available on flexible contract rates, Pennine Five gives you the space to grow at your own pace.

BLOCK 1



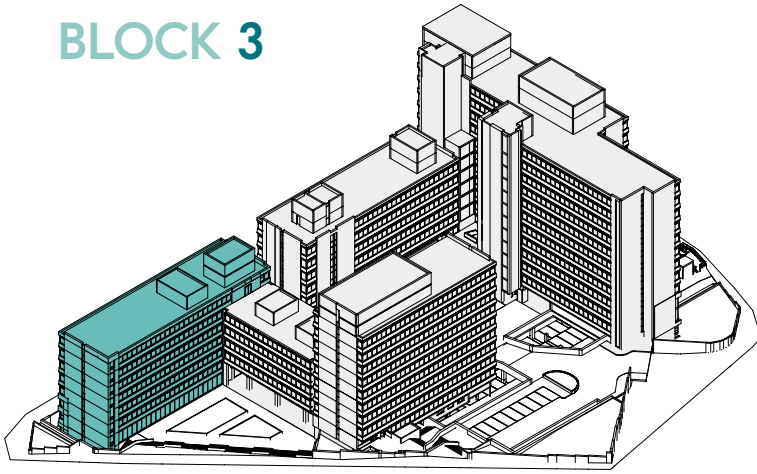
BLOCK 1	SQ FT	SQ M
LEVEL 0	AZTEC CONSTRUCTION	
LEVEL 1	10,689	993
LEVEL 2	8,202	762
LEVEL 3	8,170	759
LEVEL 4	8,202	762
LEVEL 5	8,245	766
LEVEL 6	8,224	764
LEVEL 7	8,224	764
LEVEL 8	8,245	766
LEVEL 9	8,213	763
LEVEL 10	8,245	766
LEVEL 11	8,213	763
LEVEL 12	8,213	763
AVAILABILITY	101,085	9,391

BLOCK 2



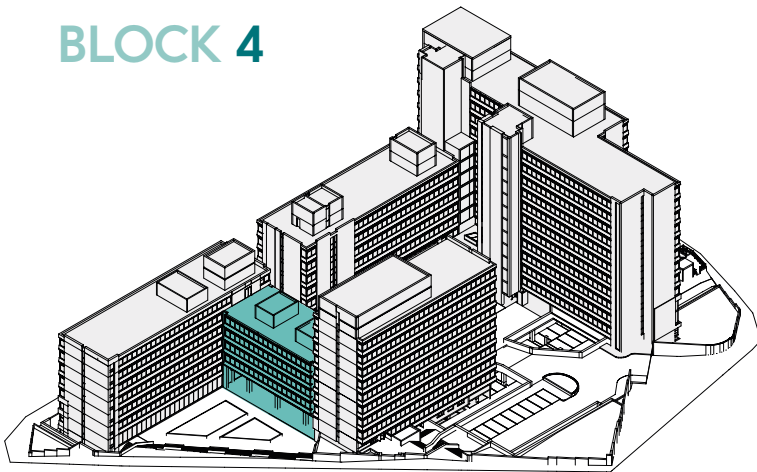
BLOCK 2	SQ FT	SQ M
LEVEL 0	AZTEC CONSTRUCTION	
LEVEL 1	IWG SPACES	
LEVEL 2	IWG SPACES	
LEVEL 3	IWG SPACES	
LEVEL 4	IWG SPACES	
LEVEL 5	IWG SPACES	
LEVEL 6	IWG SPACES	
LEVEL 7	IWG SPACES	

BLOCK 3



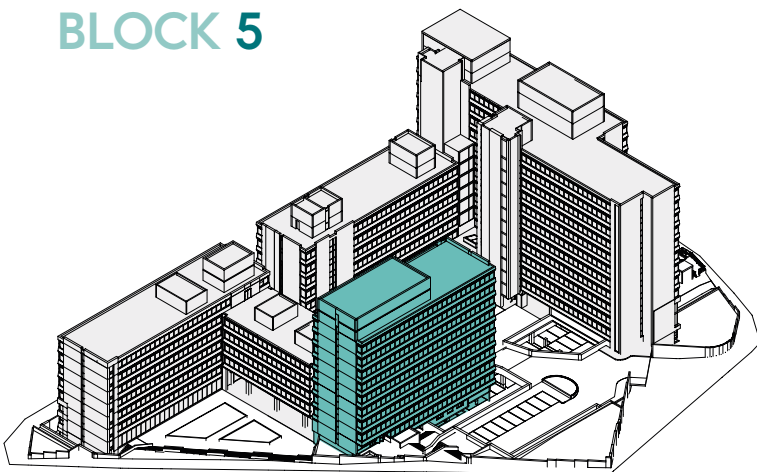
BLOCK 3	SQ FT	SQ M
LEVEL 0	PROPOSED ONSITE GYM	
LEVEL 1	4,812	447
LEVEL 2	4,844	450
LEVEL 3	4,844	450
LEVEL 4	4,844	450
LEVEL 5	4,790	445
LEVEL 6	THE SHEFFIELD COLLEGE	
LEVEL 7	4,833	449
AVAILABILITY	28,967	2,691

BLOCK 4



BLOCK 4	SQ FT	SQ M
LEVEL 0	-	-
LEVEL 1	F&B & LOUNGE COMING SOON	
LEVEL 2	FOURJAW	
LEVEL 3	3,229	300
LEVEL 4	3,229	300
LEVEL 5	THE SHEFFIELD COLLEGE	
LEVEL 6	THE SHEFFIELD COLLEGE	
AVAILABILITY	6,458	600

BLOCK 5



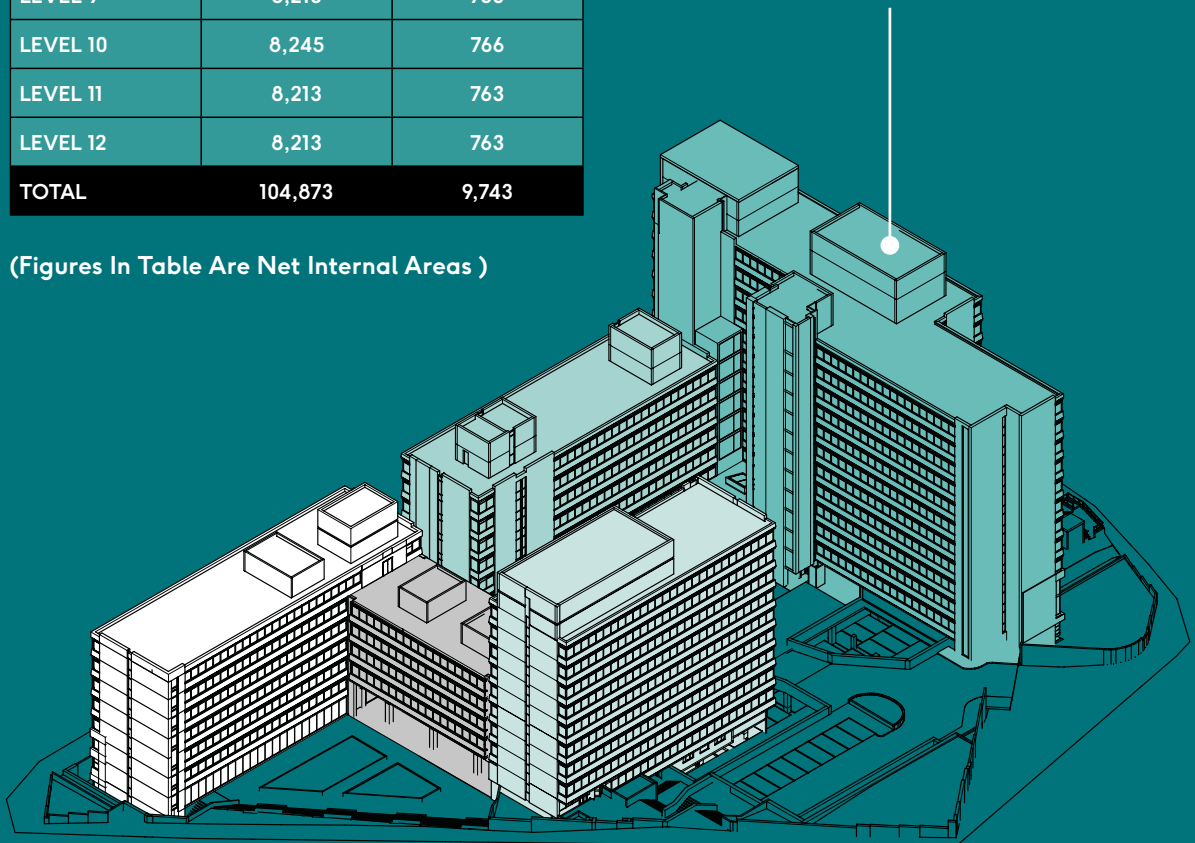
BLOCK 5	SQ FT	SQ M
LEVEL 0	-	-
LEVEL 1	FM/SECURITY OFFICE	
LEVEL 2	PHLUX TECHNOLOGY	
LEVEL 3	THE SHEFFIELD COLLEGE	
LEVEL 4	THE SHEFFIELD COLLEGE	
LEVEL 5	THE SHEFFIELD COLLEGE	
LEVEL 6	THE SHEFFIELD COLLEGE	
LEVEL 7	3,692	343
LEVEL 8	3,692	343
LEVEL 9	EXCITING INSTRUMENTS	
LEVEL 10	FIRST INTUITION	
AVAILABILITY	7,384	686

BLOCK 1 - POTENTIAL TO CREATE BESPOKE HQ FACILITY

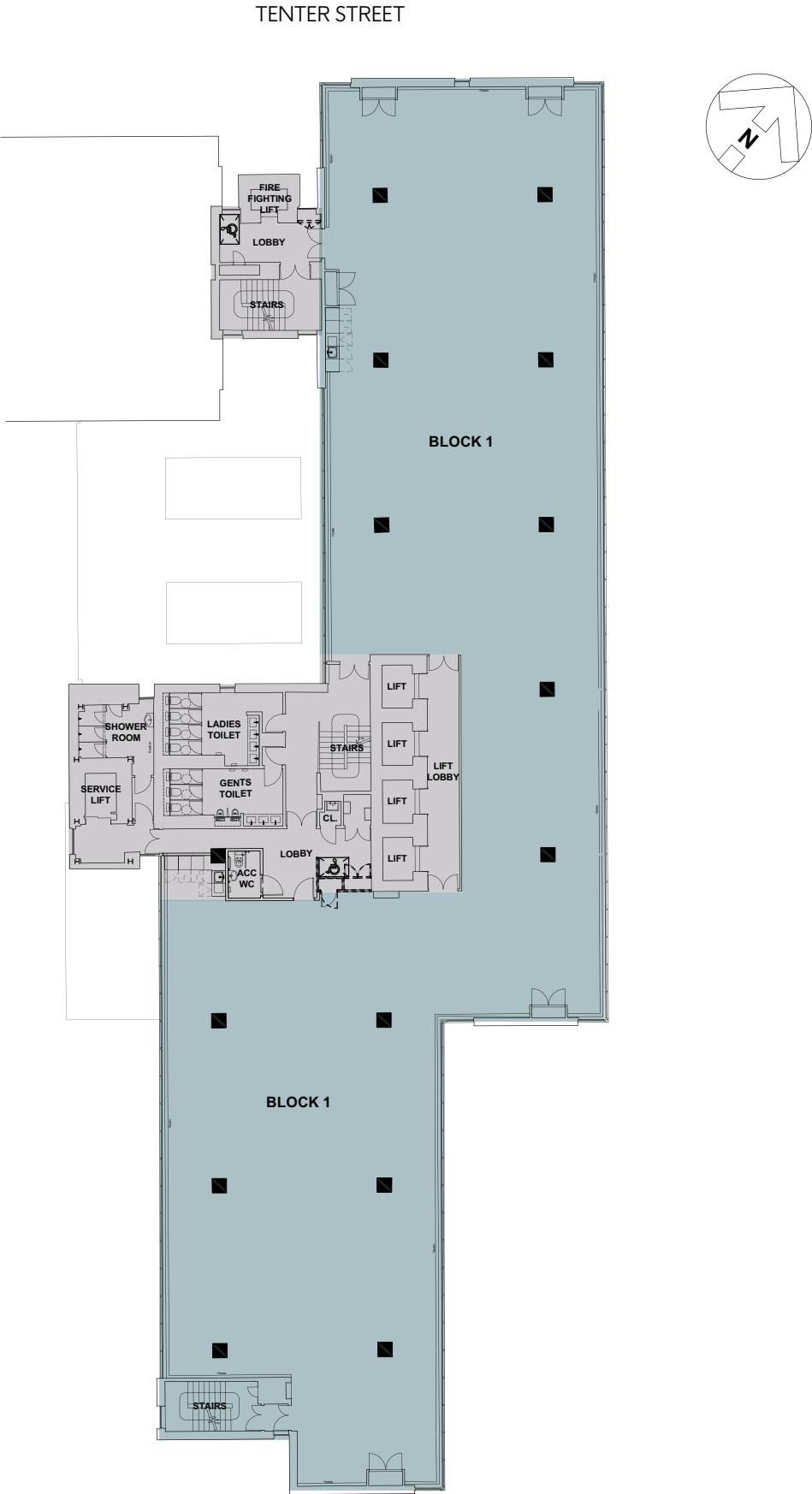
BLOCK 1	SQ FT	SQ M
LEVEL 0	3,789	352
LEVEL 1	10,689	993
LEVEL 2	8,202	762
LEVEL 3	8,170	759
LEVEL 4	8,202	762
LEVEL 5	8,245	766
LEVEL 6	8,224	764
LEVEL 7	8,224	764
LEVEL 8	8,245	766
LEVEL 9	8,213	763
LEVEL 10	8,245	766
LEVEL 11	8,213	763
LEVEL 12	8,213	763
TOTAL	104,873	9,743

(Figures In Table Are Net Internal Areas)

BLOCK 1
Typical Floor: 8,223 sq ft (764 sq m)
Total Block: 104,873 sq ft (9,743 sq m)



Block 1 - Indicative Upper Floor Plate (Level 10)



BLOCK 1 POSSIBLE LAYOUTS & DESIGNS

Schedule - Option 1

Cellular Spaces		Work Area		Facilities	
14p Boardroom	x0	Workstation (1400)	x108	Breakout	30 people
8p Meeting room	x0	Focus pods	x4	Brew point	x1
6p Meeting room	x1	4p Booth	x1	Copy point	x2
5p Meeting room	x1	6-8p Collaboration area	x2	Lockers/storage area	150lm
4p Meeting room	x1	2-4p Collaboration area	x4		
Informal meeting room	x1				
Focus room	x0				

Schedule - Option 2

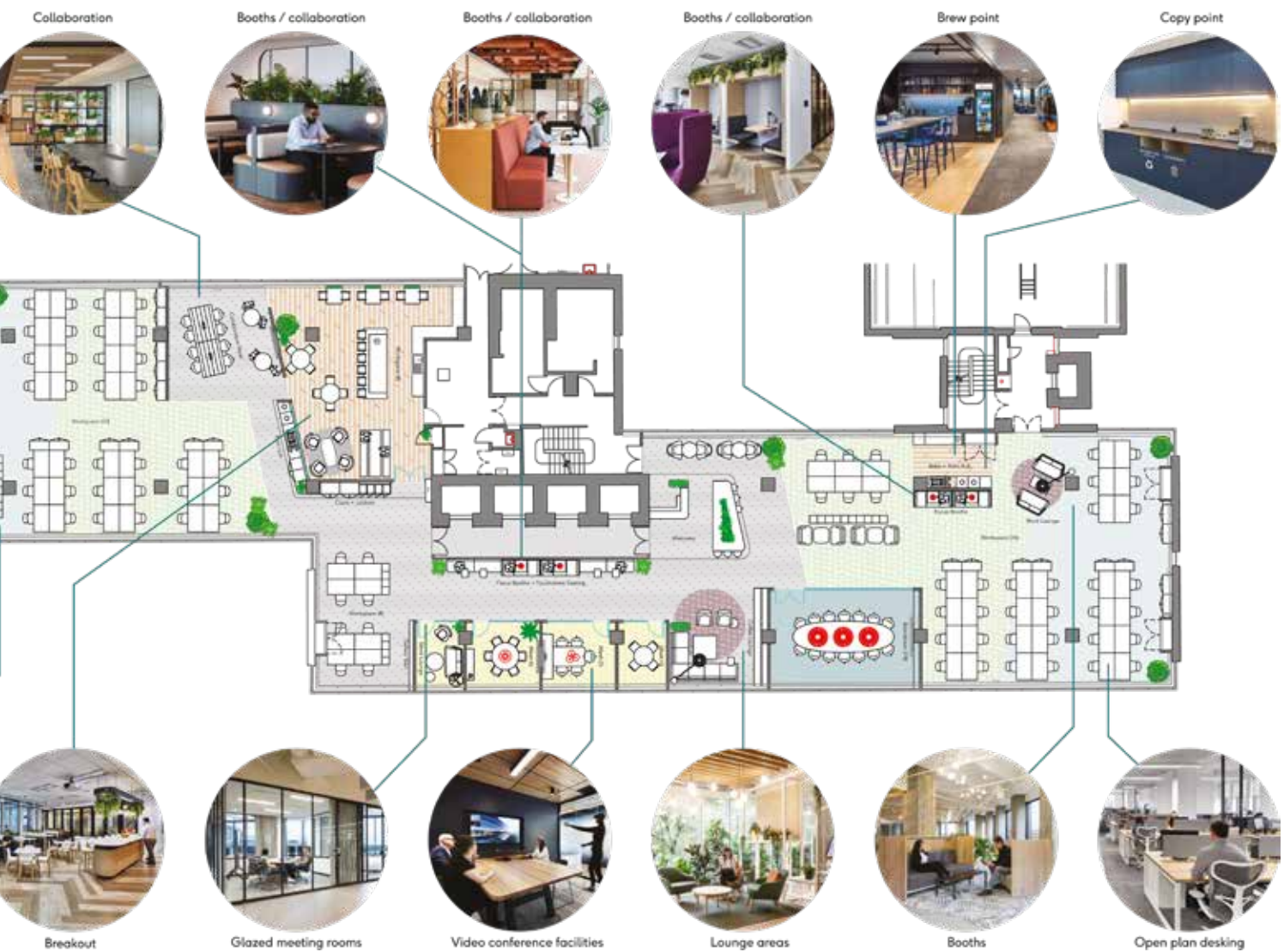
Cellular Spaces		Work Area		Facilities	
14p Boardroom	x0	Workstation (1400)	x106	Breakout	39 people
8p Meeting room	x0	Focus pods	x0	Brew point	x1
6p Meeting room	x1	4p Booth	x5	Copy point	x1
5p Meeting room	x1	6-8p Collaboration area	x1	Lockers/storage area	86lm
4p Meeting room	x2	2-4p Collaboration area	x1		
Informal meeting room	x2				
Focus room	x0				



Block 1 - Indicative Layout - Option 1 (Level 9)



Block 1 - Example Floor - Key Design Ideas



Block 1 - Indicative Layout - Option 2 (Level 9)





Our offices come in various shapes and sizes, designed to suit anyone from startups to larger businesses. Whether a small co-working space for a few people is needed or a larger office for a growing team, P5 can offer flexible and tailored layouts.

Whether you need a small co-working space for a few people or a large office for your growing team, we offer flexible layouts that can be tailored to your needs.







INNOVATION SPINE

As a key component of the South Yorkshire Investment Zone, the Sheffield Innovation Spine is driving transformative economic growth, projected to attract over £1.2 billion in private investment and create more than 8,000 new jobs by 2030.

This firmly establishes Sheffield as a premier centre for innovation, technology, and business development.

Located centrally between the universities and key business districts, Pennine Five offers immediate access to every major node of the Innovation Spine. With innovation-ready workspaces ranging from private offices to entire levels up to 100,000 sq ft, plus advanced digital infrastructure and SCN-ready connectivity, Pennine Five is purpose-built to support fast-moving, high-growth businesses.

TION

Sheffield
Innovation
Spine

PART OF A £1.2 BILLION
GROWTH STORY.





Pennine Five - Delivering a scaleup campus in Deep Tech and Physical Sciences, building on the region's greatest strengths.

Located at the heart of the Sheffield Innovation Spine, our campus is powered by a flourishing cluster of startups and spinouts, bringing together people, ideas, business and research with space to thrive.

Our flexible, high-quality, lab and office spaces are designed to grow with you.



Staffed reception areas with ground level delivery access



Safe and on-site chemical disposal facilities



Bespoke layout designs to include wet and dry lab space



Sound and vibration insulation



“ Pennine Five could not have worked better for us. We viewed numerous locations around Sheffield but found that Penning Five Campus matched our ambition of having a modern feel, is big enough to enable us to scale and we worked with the landlords to create a bespoke, turnkey package for the office fitout quickly. As a result we have excellent facility very close to the University that we’re really proud of. ”

Ben White, Phlux



“ We are excited to have relocated to Pennine Five, the growing hub of the innovation spine. As an established location for a cluster of deep tech companies, it made absolute sense for us to move here. ”

Tim Craggs, Exciting Instruments



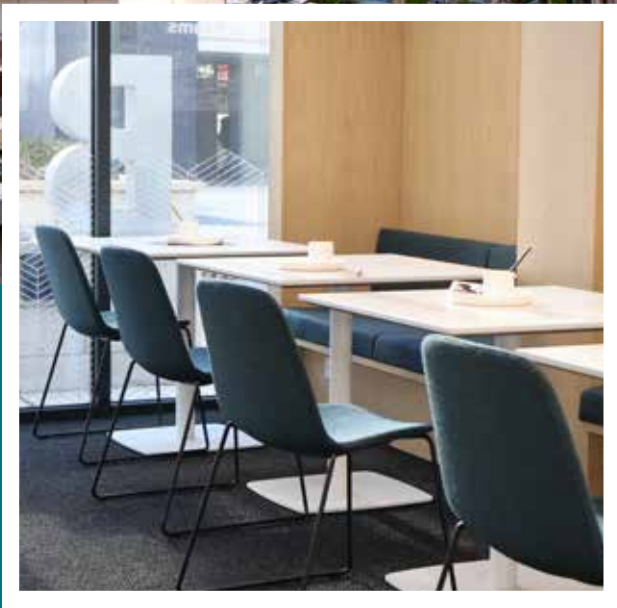


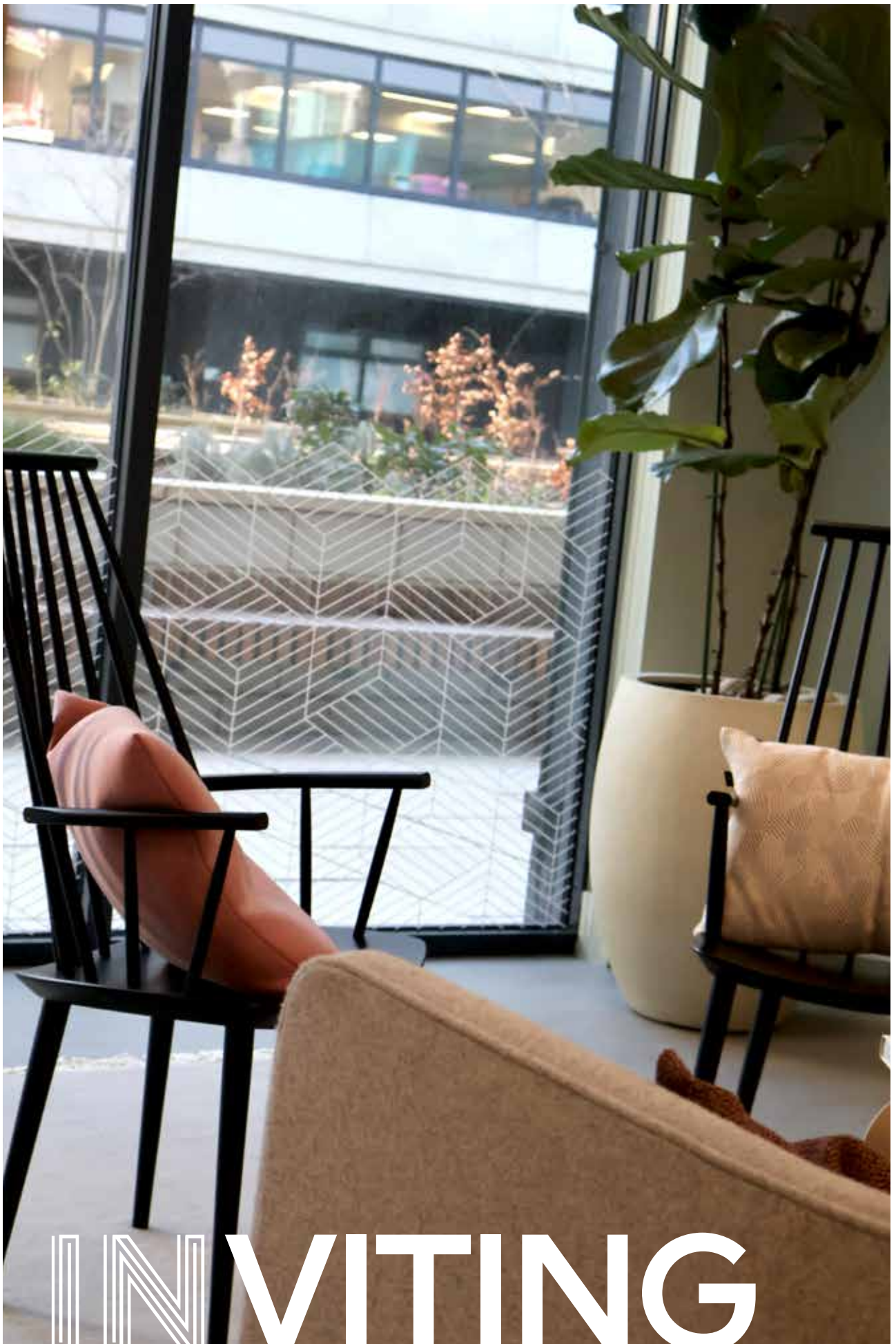
SPACES

Spaces has opened its newest 34,000 sq ft workspace in Pennine Five, occupying seven floors of Block 2, on Tenter Street.

Spaces is the more stylish brand of co-working from IWG - the world's largest provider of hybrid working solutions. The total investment of almost £10 million to create a bespoke, high-quality fit-out of Block 2 features a wide range of workspace offerings. This includes private offices, co-working space, 150 meeting rooms, collaborative spaces, kitchens on each floor and a club lounge.

The culture of Spaces and what is offered at Pennine Five perfectly aligns with the culture on campus; a meeting point for knowledge sharing and creative thinking. The event space, meeting rooms and conference suits within Block 2 are available for all tenants on site to hire - encouraging collaboration and productivity within the Pennine Five campus.







“ To say thank you for everything the Pennine Five team do for us is a massive understatement. Nothing is too much trouble for the team, and we always feel happy in knowledge that you are there for us. When we first came to Pennine Five we didn't expect to have so much support and it feels as if we are part of something. ”

Sheffield College



SPACES.

RECEPTION



SPRING

Sheffield delivers unique opportunities not available in other urban locations in the UK.

It is the fourth largest city in England, boasts one of UK's fastest growing city centres and is surrounded by some the most attractive countryside on the planet.



1/3

Proportion of Sheffield that lies within the Peak District National Park, making it England's greenest city

67,000

Students between University of Sheffield and Sheffield Hallam University

*Select property

5M

The greenest city in the UK boasting 5 million trees

*Select property

1.4M

Population in Sheffield City Region

*Sheffield City Council

£32.2B

Annual GVA of Sheffield City Region

* The Office For National Statistics

2ND

The 2nd best city break destination in Europe

*Time Out





RENEW NOT REDO



Sustainable
Development Of The
Year 2023

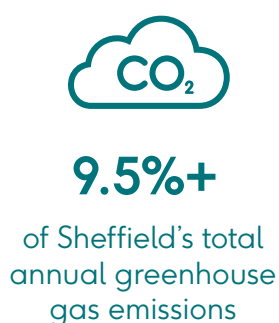
Sheffield is Europe's greenest city. If we are to truly address the climate crisis it is vital developers like RBH Properties take the bold and brave decisions to renew and reinvent our existing buildings and structures.



The decision to transform the empty buildings into Pennine Five rather than demolish and rebuild has saved in excess of:



That's equivalent to...



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