

# 100 NAPIER ST.

## Prestigious Offices To Let

100 Napier St, Sheffield, S11 8HD

Modern offices  
South West of the  
City with Car Parking



Suites from 2,000 sq ft - 21,366 sq ft



100 Napier Street provides a total of approximately 29,148sq ft of good quality purpose built available accommodation arranged over three floors, with three core areas, providing ultimate flexibility. The property benefits from 64 car spaces and is available for immediate occupation.

The building stands in a mixed use environment, surrounded by residential amenity, offices and is close to both the city centre and Ecclesall Road, the latter considered a thriving retail and leisure location.

The accommodation is available as a whole, or alternatively self contained office suites from approximately 2,000 sq ft can be delivered.

The accommodation benefits from the following:

- Part comfort cooling
- Double glazed windows
- Large flexible floor plates
- Suspended ceilings with inset LED lighting
- Landscaped area with external seating - Design and layout to be finalised
- Full raised access floors
- Lift access / DDA compliant
- Carpeted flooring throughout
- 64 car parking spaces pro rota
- Cycle Store

## Accommodation

The accommodation provides the following approximate net internal floor areas:

The property is available to let on FRI terms to be agreed.



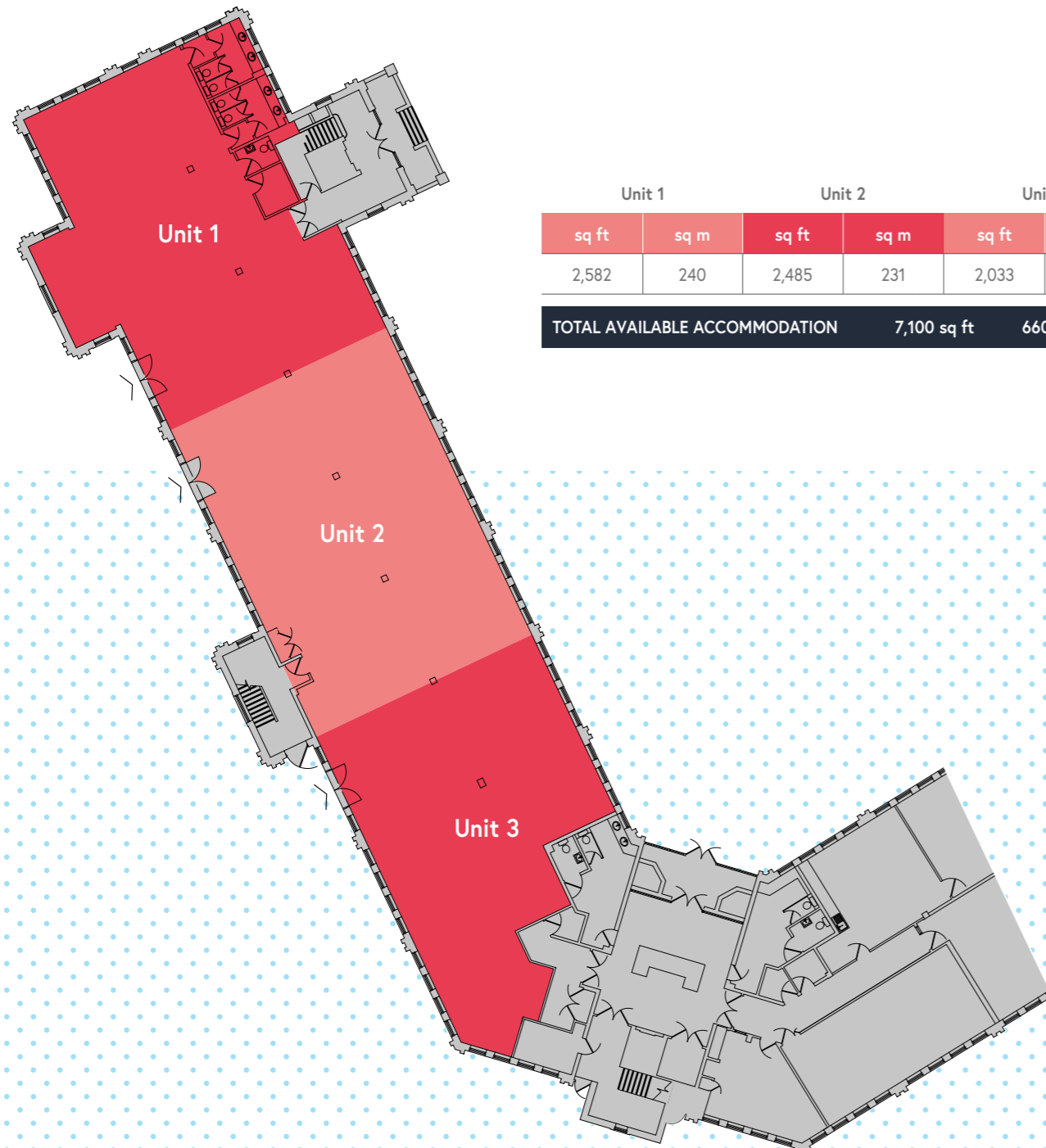
## Potential Ground Floor Split

The accommodation can be subdivided to provide the following

We are able to offer self contained own from door offices. The ground floor can be split into a number of suites to provide suites from as little as 2,000 sq ft.

The suites will benefit from the following:

- Kitchen
- WC's (DDA compliant)
- Carpeted and decorated throughout
- Parking outside the front door
- Comfort cooling
- Dedicated front door access



Unit 1		Unit 2		Unit 3	
sq ft	sq m	sq ft	sq m	sq ft	sq m
2,582	240	2,485	231	2,033	189
<b>TOTAL AVAILABLE ACCOMMODATION</b>			<b>7,100 sq ft</b>	<b>660 sq m</b>	



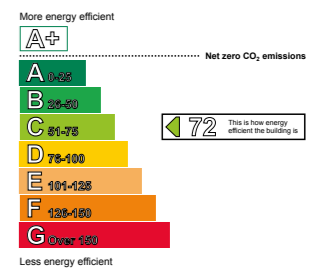
The property is in an established vibrant, mixed use location with nearby office occupiers including Aviva, Investec, Shorts Accountants, CC33, and Twinkl to name but a few. In addition, this area has seen significant development from residential development schemes, both for private and student uses.

This location affords excellent public transport links, with regular services along Ecclesall Road.

Nearby facilities include Nuffield Gym, Waitrose Supermarket and the many bars and restaurants along Ecclesall Road, including Lost & Found, Nonnas, and Mowglis. The city centre is within a short walk, including the newly developed markets and The Moor retail zone, the latter including The Light Cinema, Primark and Next.

VAT will be payable where applicable. Legal Costs - Each party will be responsible for their own legal costs incurred in any transaction.

### EPC Rating



## Viewing & Further Information

Please contact via Joint Agents:



**Peter Whiteley**

peter.whiteley@knightfrank.com  
Tel: 0114 2729750 | 07979 530 416



**Tim Bottrill**

tim@colloco.co  
Tel: 01142 993 121 | 07810 865 561

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