

st james house

Newly Refurbished
Offices

Sheffield City Centre



A building that grew with the city

Not just industry, but effort. Organisation. Collective purpose. From steel to services, from manufacturing to modern enterprise, Sheffield has always evolved by putting people and productivity at its centre.

St James House arrived at a moment when the city was changing shape. Built during the post-war expansion of the 1960s, it formed part of a new civic skyline, confident, modern, and practical. Architecture at the time was not about decoration, it was about function, scale, and belief in progress.

That intent still runs through the building today.





From modernist confidence to modern workspace



From modernist confidence to modern workspace

In its early years, St James House sat at the heart of Sheffield's administrative and professional life. The streets around it became places where decisions were made, disputes were aired, and the city's voice carried beyond South Yorkshire. This was a working building in a working city.

Today, following a comprehensive refurbishment with over £2 million invested, St James House has been carefully updated for contemporary occupiers, without losing the clarity and honesty of its original design.

This is not a pastiche of history. It's a continuation of it.



Space that works hard, as Sheffield does

The building provides 56,984 sq ft of office accommodation across 13 floors, arranged around a central core to allow maximum flexibility. Floorplates are efficient, adaptable, and suited to a wide range of occupiers, from growing teams to established organisations looking for a strong city-centre base.

Office suites are available between 200 to 3,000 sq ft allowing businesses to scale within the building as needs change. Natural light, clear layouts, and practical specifications support a productive working environment without unnecessary complexity.





Space that works hard,
as Sheffield does



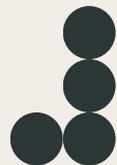
Right where business happens

Located at the junction of Vicar Lane and Campo Lane, St James House occupies a prominent position within Sheffield city centre's professional office quarter.

The surrounding area is home to legal firms, financial services, public sector occupiers, and growing creative and digital businesses.

Public transport is immediately accessible, with the building located between City Hall and Cathedral tram stops and adjacent to a major bus route intersection. For those driving, on-site car parking is available, supported by a large NCP car park directly beneath the building.

Beyond the commute, Sheffield opens up. Retail, culture, food, and green space are all within walking distance, including Fargate, the New Retail Quarter, Peace Gardens, and the Crucible Theatre.



Refurbished Office Space

Sheffield City Centre



A building designed to support modern working

St James House has undergone a rolling refurbishment programme in recent years, delivering a specification aligned with modern occupier expectations.



Passenger lifts serving all floors



Air conditioning



Secure Bike Storage



Flexible floorplates



Meeting and event space



Shower Facilities and Heated Lockers



LED-compatible lighting



WC facilities on each level



On-site car parking and Additional public parking

This is a workspace designed to remove friction, straightforward, efficient, and ready to occupy.

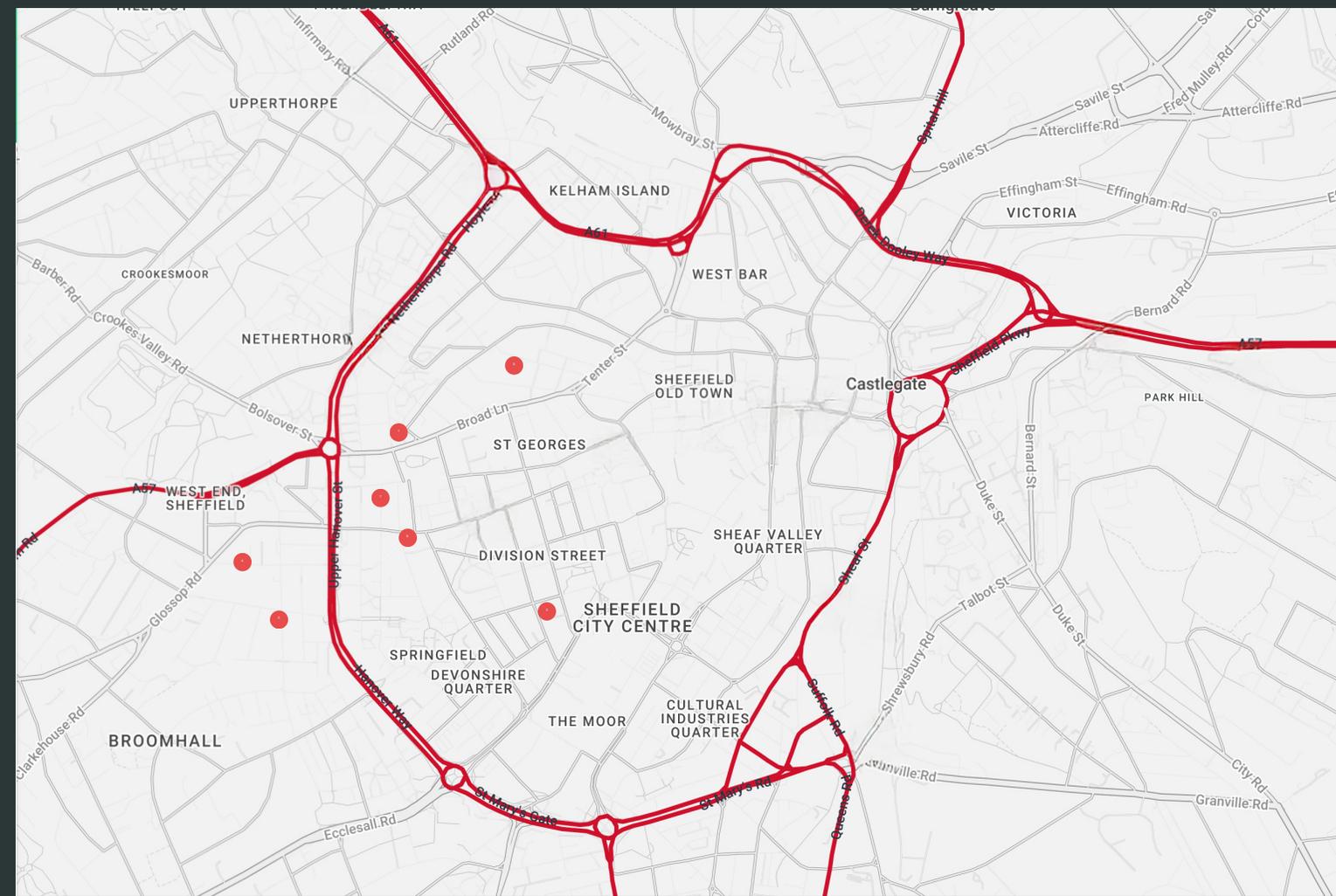
Forged in opportunity

Rooted in Sheffield, ready for what's next

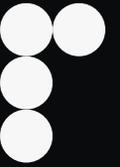
St James House reflects the city around it. Solid, adaptable, and quietly confident.

It's a building that has seen Sheffield change, and one that continues to support the businesses shaping its future.

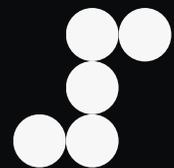
Not loud. Not performative.
Just well-located, well-designed workspace, in a city that knows how to work.



	Location	Walking Time
1	St James House	-
2	Sheffield Railway Station	12- 15 Mins
3	HYGGE Square	3-4 Mins
4	Steam Yard	4-5 Mins
5	Cambridge Street Collective	9 - 10 Mins
6	Fargate	8 - 10 Mins



Rooted in Sheffield,
ready for what's next?



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