



## **Ventana House, 2 Sheaf Street, Sheffield, S1 2BJ**

To Let | 6,288 sq ft

High quality office suite offered fully fitted in building situated in prominent location with excellent transport links – available now

**Ventana House, 2 Sheaf Street,  
Sheffield, S1 2BJ**

**Summary**

- Rent: £26.50 per sq ft
- EPC: C (56)
- Lease: New Lease

**Further information**

- [View details on our website](#)

**Contact & Viewings**



Tim Bottrill  
0114 299 3121 | 07810 865561  
tim@colloco.co



**Description**

Along with Electric Works, Acero and Endeavour (the other buildings at Sheffield DC), Ventana House adopts the same high quality design and standards. The 3rd floor office suite is newly available and is fitted out to a high standard, ready for immediate occupation. Ventana House is accessible by all key modes of transport, is energy efficient and enjoys a prominent position.

**Location**

Sheffield Digital Campus is located in a landmark gateway location in Sheffield city centre and is immediately accessible from all key modes of transport: rail, bus and tram stops are all on the doorstep. In terms of profile, your business could not be in a more prominent location fronting the main inner ring road (virtually opposite the Sheffield mainline station). There is also on-site secure parking (see below).

**Accommodation**

Name	sq ft	Rent	Availability
3rd	6,288	£26.50 /sq ft	Available



**Specifications**

The building provides a high quality destination and benefits from the following:

- BREEAM 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

For more information, please contact Tim Bottrill or our joint agents LSH.

**Further Space in Ventana**

We are potentially able to offer further space within the building. This could be up to an extra 26,762 sq ft (total 33,051 sq ft). Further information on request from the joint agents.

**Availability**

The suite is available to let by way of a new lease on terms to be negotiated.

All rents will be exclusive of rates, VAT, utilities and service charge.



