



## Mulberry House, 20 Arundel Gate, Sheffield, S1 2PP

To Let | 2,200 to 7,264 sq ft

Office space - available to let - excellent central city centre location

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### Summary

- Rent: £10 per sq ft
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

Mulberry House is an established building on Arundel Gate in the heart of Sheffield's city centre. The office accommodation is located on 2nd to 4th floors with storage on the 5th floor and will be ready for an incoming tenant to occupy. Key features include:

- Ground floor reception
- Lift
- DDA compliant
- Self contained office building
- Potential to split on a floor by floor basis
- Showers and kitchen facilities

### Location

The building fronts onto Arundel Gate - a major public transport route into the city centre - boasting excellent transport opportunities with bus stops right on the doorstep and the mainline train station, Supertram, and bus Interchange all within close proximity.

### Accommodation

| Name         | sq ft        | Availability |
|--------------|--------------|--------------|
| 2nd          | 2,226        | Available    |
| 3rd          | 2,200        | Available    |
| 4th          | 2,226        | Available    |
| 5th          | 612          | Available    |
| <b>Total</b> | <b>7,264</b> |              |



### Building

The property will include:

- Carpeting
- Redecoration throughout
- Fully serviced M&E, including air conditioning
- Kitchens and showers

### Furniture

The departing tenants is able to offer the exiting furniture to an incoming tenant. Details to be agreed.

### Terms

The property is available to let as a whole (or potentially on a floor by floor basis) by way of a new lease on terms to be agreed.

