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## **New Era Square, Boston Street, Sheffield, S2 4BF**

To Let | 231 to 2,933 sq ft

Mezzanine floor available with prominent position in New Era Square office building – great "edge of city" location

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## New Era Square, Boston Street, Sheffield, S2 4BF

### Summary

- Rent: £16 per sq ft
- Service charge: £3.41 per sq ft
- Lease: New Lease

### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

New Era is a landmark Grade A office building with accommodation over ground, mezzanine and 7 upper floors. It forms part of the state of the art mixed use development of the same name focused around a unique plaza. Around the plaza there is a vibrant and cosmopolitan mix of retail, food and drink outlets, offering a mix of modern Asian and European food and leisure. Above there is a mix of residential and student space.

The mezzanine occupies a prominent position within the office building with views over the plaza to the rear, and Bramhall Lane to the front. The space comprises 2,933 sq ft and can be split to provide 3 separate suites. Please download the plans above for further information on the proposed subdivision. It benefits from all the facilities of the office building, including a manned reception (during office hours) and lift access.

### Location

New Era is situated fronting Sheffield Ring Road on the Western side of Sheffield City Centre, providing a convenient and accessible location for your business.

### Accommodation

Name	sq ft	Rent	Availability
Mezzanine - Office A	1,464	£16 /sq ft	Available
Mezzanine - Office B	1,238	£16 /sq ft	Available
Mezzanine - Office C	231	£16 /sq ft	Available
<b>Total</b>	<b>2,933</b>		



### Specifications

Our clients have completed the mezzanine to the following specification:

- Raised access floors
- Carpet throughout
- Exposed services
- Air conditioning
- LED lighting

### Availability

The mezzanine is available to rent by way of a new FRI lease on terms to be agreed at a rent of £16 psf per annum. Our clients are able to consider lettings of the whole floor or part.

### Further Information

Our clients and ourselves would be delighted to discuss your requirements in more detail and are able to work with your business to deliver a working environment that allows your business to flourish.

