SMC Brownill Vickers

# To Let

## Managed business centre dedicated to the cultural, creative, digital and tech industries in Sheffield city centre

## £619 - £938 per month

Showroom Workstation, 15 Paternoster Row, Sheffield, S1 2BX

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- Various size of good quality offices, studios and workspaces
- Dedicated to the cultural, creative, digital and tech industries
- Sheffield city centre location, close to Sheffield Hallam Union / City Campus & Sheffield Train Station
- Ideal space for growing creative businesses on flexible terms
- Creative destination - four-screen cinema and Café Bar within the building
- Quoting rents inclusive of rent, service charge & broadband from £619pcm

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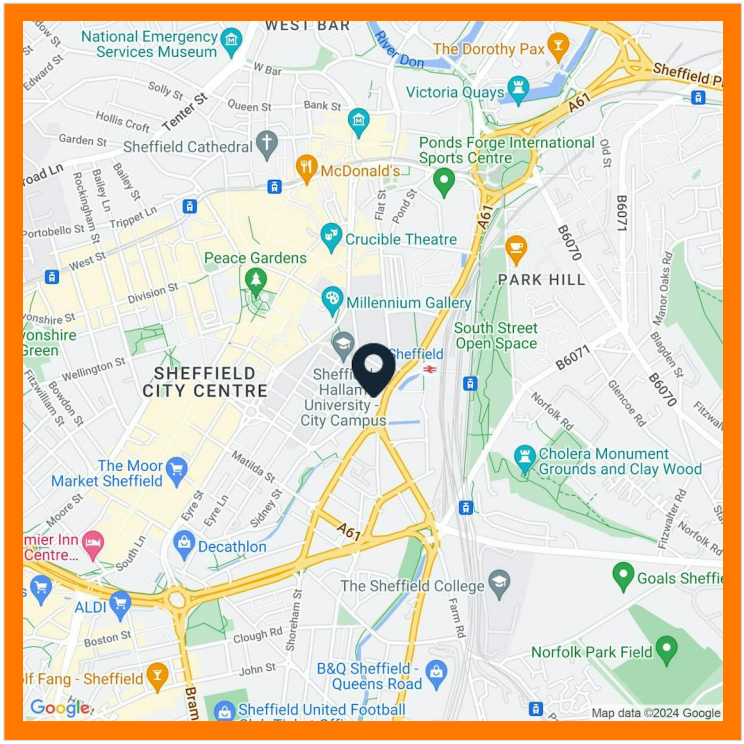


## Accommodation

Monthly rental (inclusive of rent, service charge, broadband), then electricity charges by usage. The accommodation comprises of the following:

| Name | sq ft | sq m | Rent |
|---|---|---|---|
| Unit - 309 | 267 | 24.81 | £619 /month |
| Unit - 313 | 425 | 39.48 | £938 /month |
| Unit - 320 | 338 | 31.40 | £779 /month |
| Unit - 401 | 366 | 34 | £755 /month |
| **Total** | **1,396** | **129.69** | |

## Description

Workstation provides a managed building providing a variety of studios, offices and workspaces. There are a range of size from small studios to large open plan / high ceiling spaces. The building provides the ideal home for a digital and creative business idea to start and scale their company. Within the centre are internationally renowned design studios, high growth tech firms as well as new start-ups and those looking to grow their creative, tech, and digital businesses.

Workstation benefits from a dedicated tenant services and maintenance teams, high-speed broadband, secure 24-hour access, a roof terrace, meeting rooms and event spaces for up to 200 people. There is a cafe / bar and cinema within the building.

All areas of the building are fully accessible with flat ground floor access and elevators to all levels which have accessible toilets.

## Location

The property is located on Paternoster Row in Sheffield city centre. The location is within the Cultural Industries quarter of Sheffield city centre. Paternoster Row / Brown Street is a key route to Arundel Gate, and to Sheffield train station via Sheaf Square.

The property is located opposite Sheffield Hallam Student Union, and within very close proximity to Sheffield Hallam City Centre Campus, Sheffield train station, Novotel Sheffield City Centre, Millennium Gallery, and various student and residential developments. There are a wide variety of restaurants, bars and cafes within walking distance.

## Specification

- A dedicated Tenant Services team
- Access to call handling (during opening hours)
- Postal, bureau and concierge services
- Tuck shop at reception
- Secure 24-hour access
- Fully accessible toilets and lift access to all levels
- Secure covered parking (subject to availability), with discounted Q-Park rates
- Kitchenettes on all levels
- Communal roof terrace with views across the city
- Basement bike racks (subject to availability)
- Shower facilities
- Gallery and exhibition space
- Table tennis tables
- Dedicated buildings maintenance team
- Office cleaning available

## Community

The is strong ethos on creating a community of companies located within the centre that are directly connected and with the wider Cultural Industries Quarter and the city region. An experienced on-site team organise regular networking and social events in partnership with organisations from across the county, alongside offering free social, and health and wellbeing activities for tenants to enjoy throughout the year.

## Commute / Travel

Granville Road / Sheffield College Tram Stop : 8 minutes (walking)
Fargate: 8 minutes (walking)
The Moor: 6 minutes (walking)
Sheffield Train Station: 3 minutes (walking)
Sheffield Hallam University (Howard Street): 3 minutes (walking)
Sheffield Hallam Union: Less than 1 minute (walking)
Millennium Gallery: 4 minutes (walking)

## Connectivity

- Broadband packages up to 300mbps
- Dedicated lease lines available with up to 5 IP addresses.
- Modern VOIP phone system – managed in house
- WiFi access in communal areas.
- Technical support available on request

## Energy Performance Certificate

Upon Enquiry

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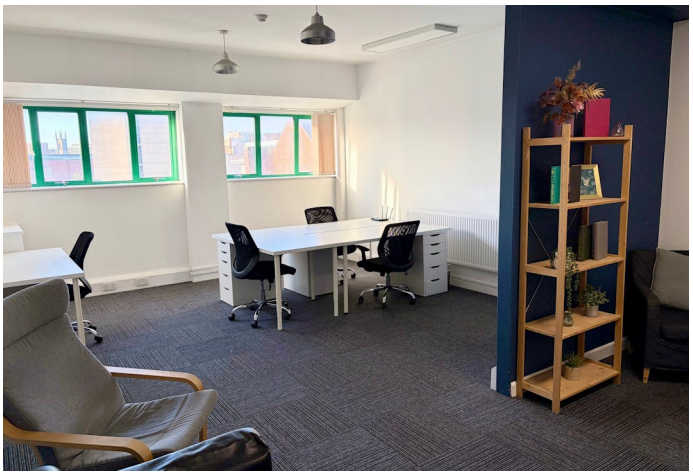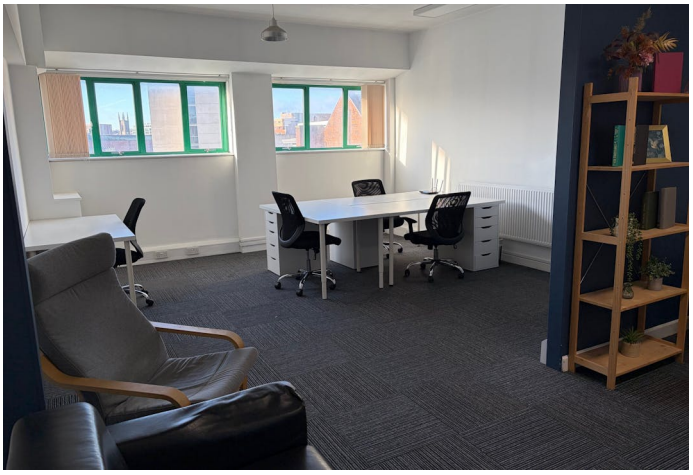
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