



REFURBISHED OFFICE SUITES

2 Tenter Street

Sheffield, S1 4BY

A landmark office building in Sheffield City Centre - undergoing refurbishment

1,719 to 9,322 sq ft
(159.70 to 866.04 sq m)

- Flexible open plan office space
- Undergoing internal refurbishment
- Light, bright and airy accommodation
- Ground floor gym: attractive to employees
- On site parking available
- 3rd floor suite overlooking an attractive internal courtyard

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Description

The City Point building is a landmark office building in Sheffield City Centre. The office accommodation is modern and self contained, benefiting from its own access from Tenter Street. Of interest to employees (and in terms of recruiting talent), there is a well-appointed gym on the ground floor. Other occupiers include Wake Smith Solicitors, DLP and the University of Sheffield

The immediate area surrounding City Point is rapidly changing into a vibrant mixed-use location, featuring offices, residential and an on-going expansion of student accommodation and amenities, with large developments currently on site immediately adjacent by Derwent and Unite. Over the road, the re-imagining of HSBC's historic Pennine Five building is also taking place which will further add to the dynamic offering.

Location

City Point occupies a prime position in the heart of Sheffield's Cathedral Quarter and business district. It is approximately 0.7 miles north west of the station (a c15 mins walk) and only a 5 min walk from both City Hall and Cathedral stops for the Supertram, and the central amenities of Fargate.

Accommodation

We understand the accommodation comprises of the following NIA:

Name	sq ft	Availability
1st - Suite 1	4,288	Let
1st - Suite 2	1,719	Available
1st - Suite 3	3,350	Let
3rd	4,253	Under Offer

Specification

The office suites are currently undergoing a refurbishment, to include new carpets, redecoration, and lighting upgrading to install LED panels. A central core provides a lift to all floors and internally the offices provide a mixture of high quality open plan and partitioned accommodation with:

- VRF air conditioning
- part raised floors and perimeter trunking
- suspended ceilings
- carpet flooring
- double glazing

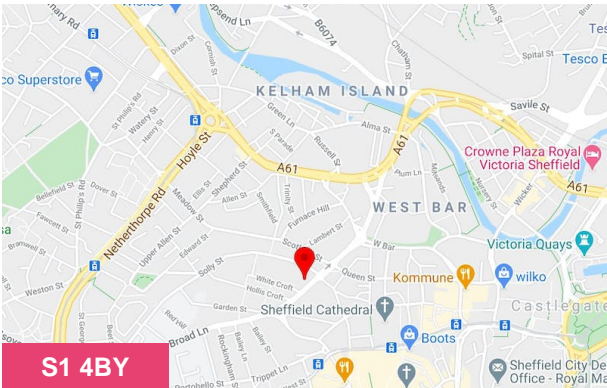
The property also has access to on-site underground secure parking, operated by NCP, where spaces are available to occupiers by way of separate license.

Viewings

Via Tim Bottrill or our joint agent Peter Whiteley @ Knight Frank.

Terms

The suites are available to let on new lease terms - to be negotiated.



Summary

Available Size	1,719 to 9,322 sq ft
Rent	£16 - £17 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



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Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 19/12/2023

