

## Athol House, Pinstone Street, Sheffield, S1 2HZ

To Let / For Sale | 968 to 2,973 sq ft

Boutique office space built to the highest standards, part of HoTC2, providing a modern workspace for the innovative and inventive business

## Athol House, Pinstone Street, Sheffield, S1 2HZ

### Summary

- Rent: £24.50 per sq ft (based on NIA floor area)
- EPC: B (38)
- Lease: New Lease

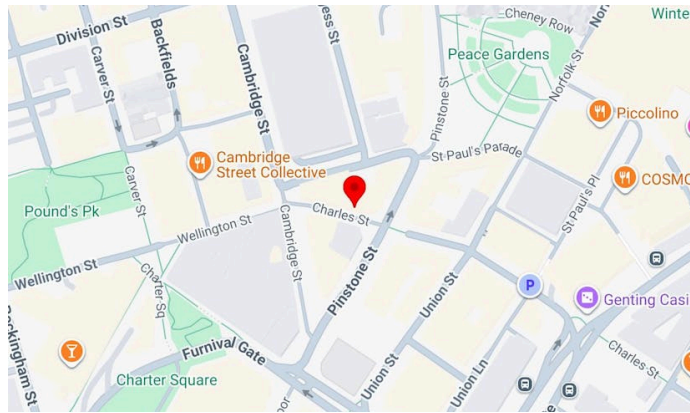
### Further information

- [View details on our website](#)

### Contact & Viewings



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### Description

Athol House, which takes its name from the former hotel that once stood on this site, features around 3,000 sq ft of flexible office space. Split across three floors looking out on Pinstone Street, the self-contained workspaces are ideally suited to start-up, small or medium- sized businesses. They are fully fitted out to a Grade A specification, ready for your business to occupy. The building occupies a prime location in Sheffield City Council's £470 million Heart of the City II scheme – one of the most ambitious and exciting city centre developments in the UK.

### Location

Located between Pinstone Street, Cross Burgess Street and Charles Street, Athol House sits within Block B in the wider Heart of the City II masterplan. Direct access to the offices is via an entrance on Cross Burgess Street and interlinks with the quality public realm of Charter Square. The building will form part of the Five Ways pedestrianised junction at the centre of the scheme and is just a stone's throw away from Grosvenor House, HSBC's new Sheffield headquarters. There are a number of car parks in the immediate vicinity, with the main train station/bus interchange within a 9 minute walk. The tram and bus network are easily accessible from West Street, a mere 2 streets away.



### Specifications

- iconic architecture
- lift
- WC (including disabled) facilities
- full access raised floors, allowing flexible cable delivery
- air conditioning throughout
- suspended ceiling
- PIR light sensors and LED lighting
- connects directly to quality public realm
- quality changing and shower facilities
- DDA complaint facilities located across all floors
- retail on the ground floor
- fibre data connectivity
- secure basement cycle storage and drying rooms
- EPC Rating B
- 24 hour building access

### Terms

The property is available as a whole or on a floor by floor basis. New FRI leases will be available (rent free periods available depending on lease term). Please contact us for further information.

Our clients would also consider selling the space on a long leasehold basis. Details on request from the agents.

Accommodation

Name	sq ft	Availability
1st	1,035	Available
2nd	970	Available
3rd	968	Available
Total	2,973	



