



**Excellent city centre/  
ring road location**

**Adjacent to The Moor  
Retail area**

**Good parking ratio  
2 per 1,000 sq ft**

**Competitive Rental  
Packages**

**Concept  
House**

**Office space 1,939 - 19,723 sq ft  
(180 - 1,832 sq m)**

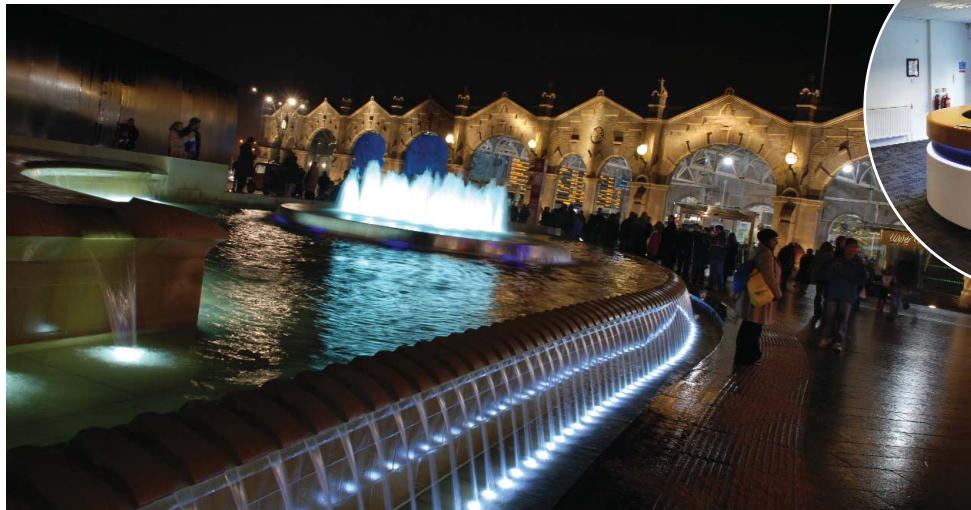
Concept House, 5 Young Street, Sheffield, S1 4LA



# Local Amenities

All the benefits you'd expect from a prime location.

Sheffield is the UK's 4th largest city, with a population of approximately 551,800. It's home to two universities, a host of shops, bars, restaurants and theatres - plus the Meadowhall Shopping Centre on the doorstep. An excellent transport system is in place offering train, bus and Supertram services.



# Concept House



# The Building

With space ranging from 1,939 - 19,723 sq ft, Concept House provides exactly the amount of space your business needs.

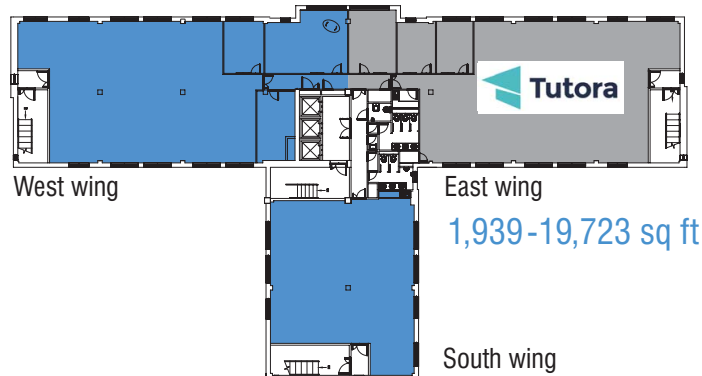


Concept House comprises a 60,000 sq ft landmark office building located in the St. Mary's Gate Business District within the city centre. With its modern architecture and striking design, Concept House provides flexible open plan office suites, each accessed from the central core, with 3 passenger lifts serving the 7 floors. The building boasts a car parking ratio of 2 spaces per 1,000 sq ft - an excellent ratio for city centre offices. Refurbishment of the building has recently been completed.

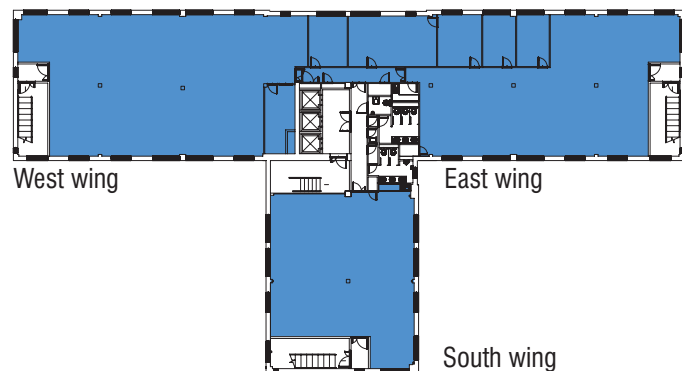
### 1st Floor



### 2nd Floor



### 3rd Floor



# Available Space

The building is entered via a communal entrance, with a concierge servicing all occupiers. There is a rear entrance accessed from the large multideck car park.

## Interior specification:

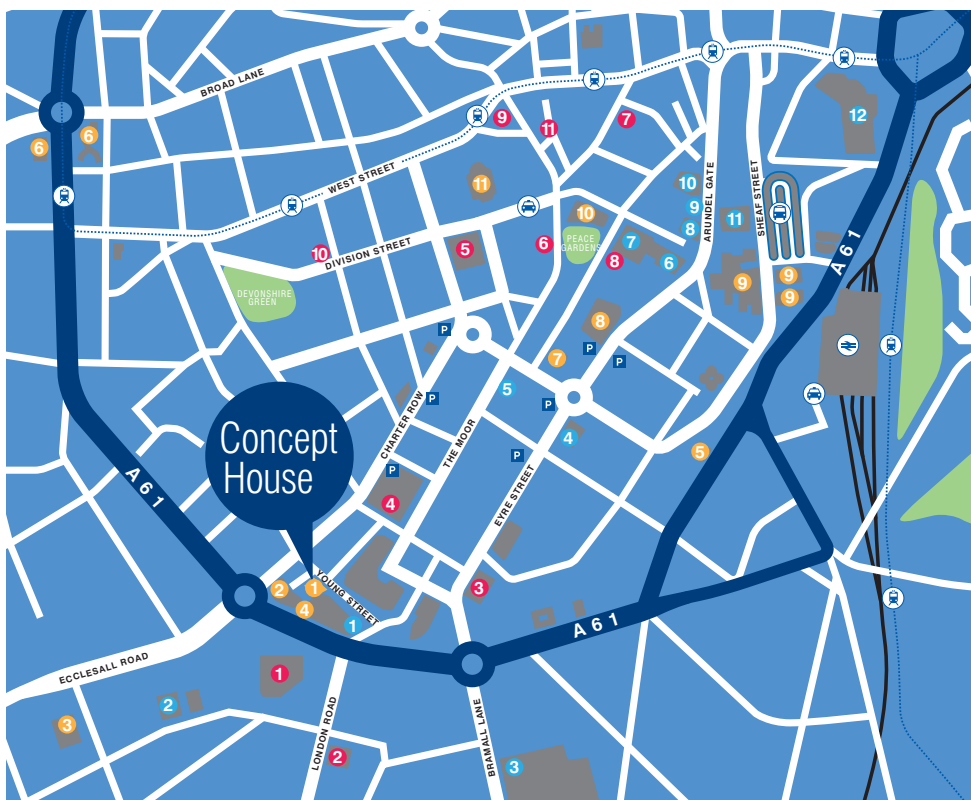
1. Full raised access floor, carpeted
2. Suspended ceiling with energy efficient lighting
3. Excellent floor to ceiling height
4. Fitted kitchen area on each floor
5. Solar tinted double glazing
6. Male, female and disabled welfare areas
7. Shower facilities
8. 3x passenger lifts
9. Modern reception with concierge
10. On-site car parking - 2 spaces per 1,000 sq ft

## What's available:

FLOOR	WEST WING	EAST WING	SOUTH WING
G	Let	Let	Let
1	Let	3,433 sq ft (319 sq m)	1,939 sq ft (180 sq m)
2	3,520 sq ft (327 sq m)	Let	1,939 sq ft (180 sq m)
3	3,520 sq ft (327 sq m)	3,433 sq ft (319 sq m)	1,939 sq ft (180 sq m)
<b>Total</b>	<b>19,723 sq ft (1,832 sq m)</b>		

# Location - Sat Nav. S1 4LA

The perfect location to reach by car, tram, bus or train.



## Retail

- 1 Waitrose
- 2 Sainsbury's Local
- 3 Decathlon
- 4 Atkinsons
- 5 John Lewis
- 6 Co-op
- 7 Marks & Spencer
- 8 Piccolinos
- 9 Strada
- 10 Pizza Express
- 11 Orchard Square

## Amenities

- 1 Premier Inn
- 2 Nuffield Health
- 3 Bramall Lane football ground
- 4 Jurys Inn
- 5 The Light Cinema
- 6 Millenium Galleries
- 7 Winter Gardens
- 8 Central Library
- 9 Lyceum Theatre
- 10 Crucible Theatre
- 11 Odeon Cinema
- 12 Ponds Forge

## Occupiers

- 1 Concept House
- 2 Learn Direct
- 3 Aviva
- 4 ARM
- 5 BBC Radio Sheffield
- 6 University of Sheffield
- 7 Sheffield City Council
- 8 St Pauls Place
- 9 Sheffield Hallam University
- 10 Town Hall
- 11 City Hall

# Terms

New lease available on flexible terms to be agreed. Quoting rents available on request at competitive rates.

# EPC

Concept House has an EPC rating (B).

# Contacts

For all enquiries please contact the agents below:



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