

My CityGate

**“...is an office which ticks
all the right boxes for me,
my business and my team”**

Chief Executive

“...is in a prime location that says all the right things to all the right people”

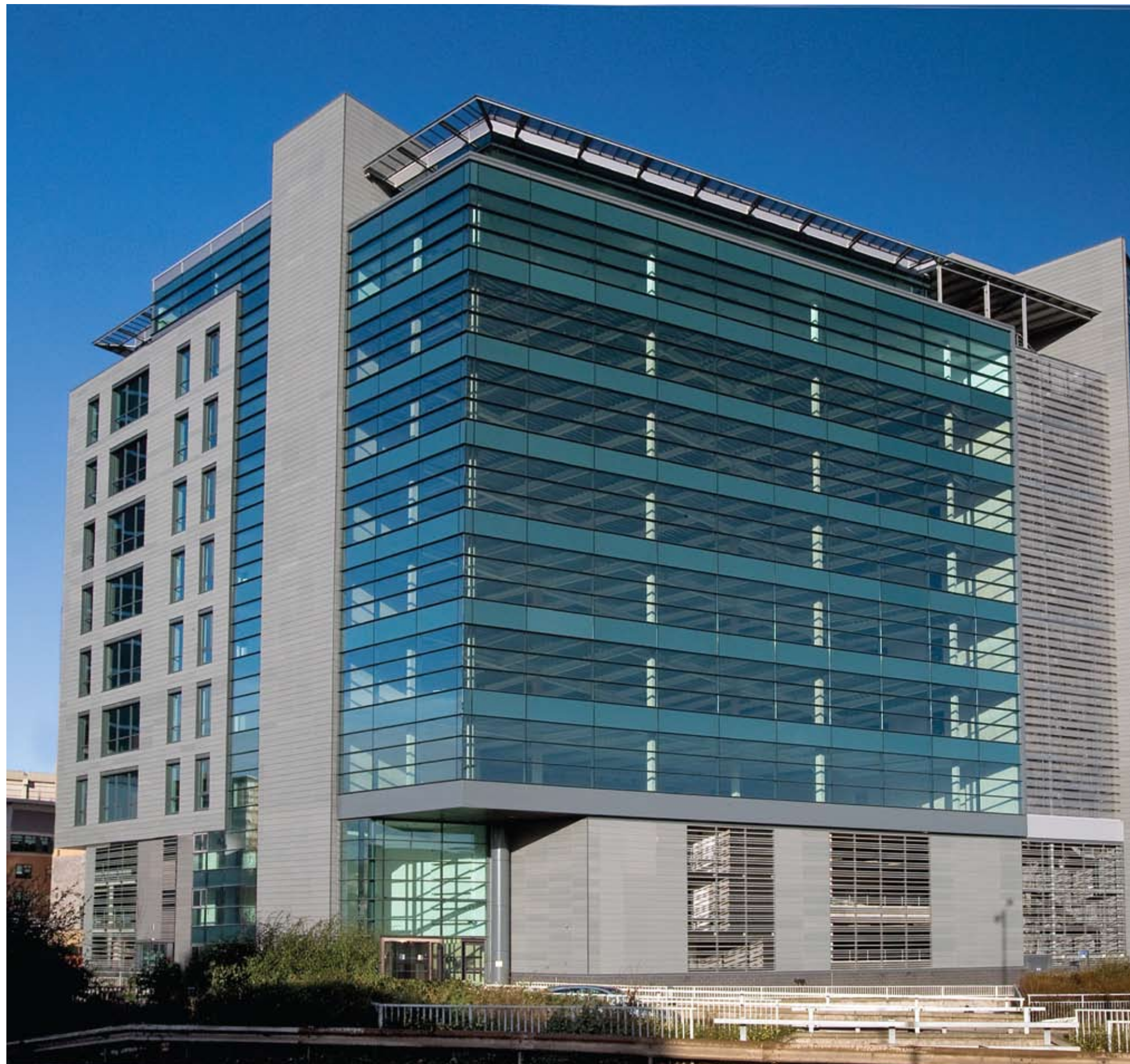
Managing Director

If location is the secret to success then CityGate has got it made. Set on a commanding central site, this eleven storey, 60,000 Sq Ft property is perfectly placed for you, your staff, your clients and your business. And for smaller organisations, we can accommodate suites from 3,000 Sq Ft.

[My CityGate...](#)

[Welcome](#)





**“...looks the
business without
costing a fortune”**

Finance Director

Whether you're in a meeting, glued to the computer screen, firefighting or just catching your breath, you can always find time to take in the view through the never-ending windows of CityGate. Built to the highest specification, these impressive offices have been carefully planned to make your working day as comfortable and efficient as possible.





“...is a short drive from home with views that reach out across the city”

Operations Manager



- 1: Sheffield train station with regular connections to London is within 10 minutes walk
- 2: Ideal connections to the main motorway network

Positioned on the edge of the inner ring road, with access to the M1, getting to and from the office is straightforward. And with 58 on-site parking spaces you won't have to worry about finding a space. Access to public transport couldn't be easier and, with full shower facilities, keen runners and cyclists can come and go as they please.

“...is right for
today, tomorrow
and the future”

Facilities Manager

Comfort cooling, shower facilities, a secure on-site car park and open plan floorplates make CityGate the best in Grade A offices.

Approximate Schedule of Areas

Level	Sq Ft	Sq M	Parking
Ten	4,842	449.86	5
Nine	7,841	728.46	7
Eight	7,841	728.46	7
Seven	7,841	728.46	7
Six	7,841	728.46	7
Five	7,841	728.46	7
Four	7,841	728.46	7
Three	7,841	728.46	7
Two	Parking		
One	Parking		
Ground	Reception/Parking		
Total	59,729	5,549	54 + 4 visitors



Typical Floor (3–9)
7,841 Sq Ft (728.46 Sq M)

Suites available from 3,000 Sq Ft



Floor 10
4,842 Sq Ft (449.86 Sq M)



N
Not to scale,
for identification
purposes only

Specification

1. Spectacular triple height glazed reception.

2. Comfort cooling.

3. Full raised access floors 150mm clear void.

4. Lighting to LG3/LG7 standard.

5. Occupancy sensors and daylight compensation control.
6. 3 high speed 13 person passenger lifts.

7. Diverse routing available.

8. Fully DDA compliant.

9. Male, female & disabled WC's.

10. Shower facilities available.

11. Floor to ceiling height of 2.75m.

12. Secure on-site car park.

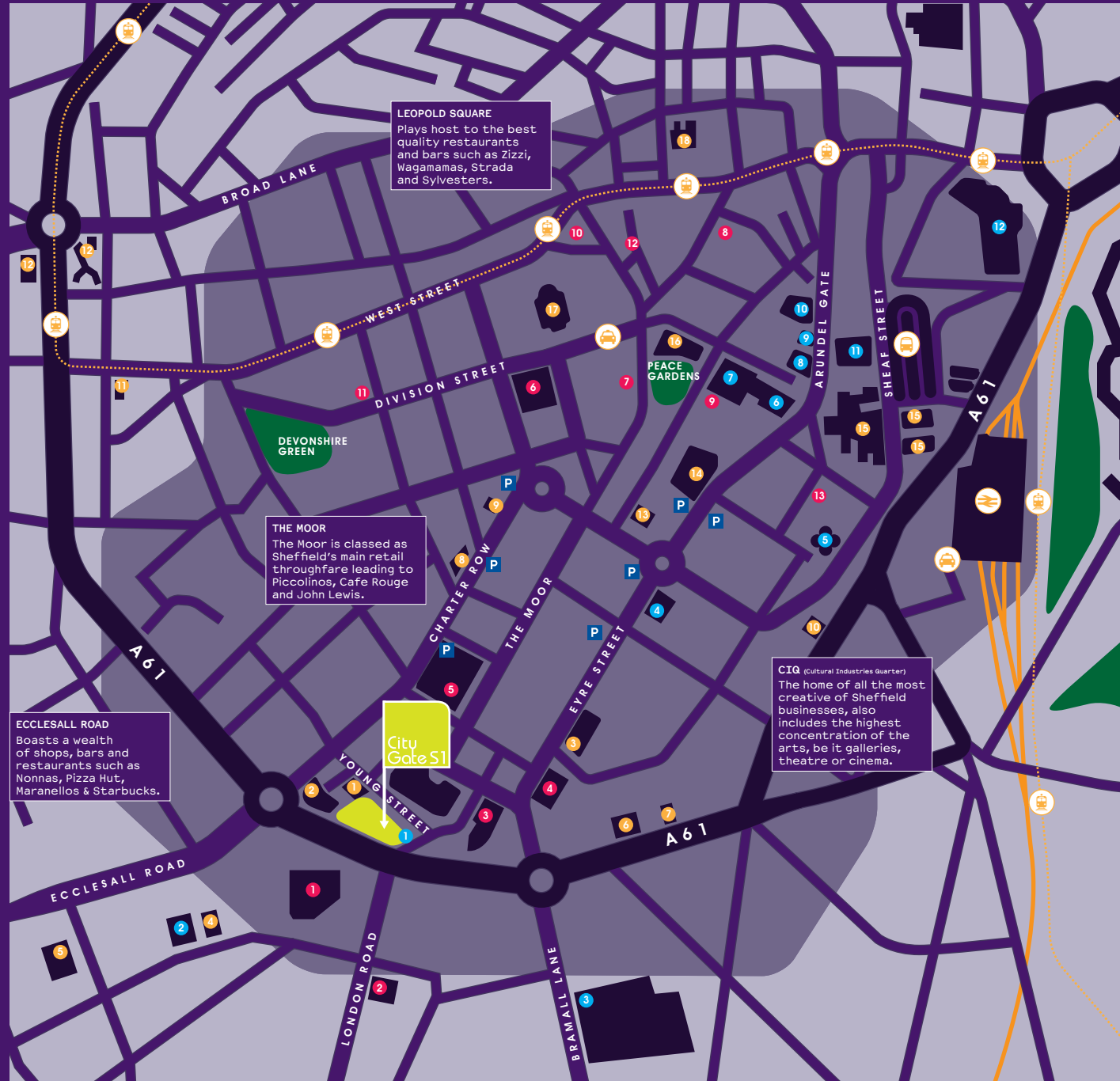
“...is never too far away from a spot of shopping, a morning coffee or a glass of wine at the end of a long day”

Receptionist

Wining and dining your clients is all too easy with upmarket boutiques, bars and the restaurants of Ecclesall Road just a short walk away. And if clients or colleagues need somewhere to stay, a brand new Premier Inn is right next door.



Clockwise from top left
1: St Paul's Place
2: Leopold Hotel
3: Platillos Restaurant
4: Fargate Shopping



Local Occupiers

- 1 Inland Revenue
- 2 UFI
- 3 South Yorkshire Fire HQ
- 4 EDS
- 5 Aviva
- 6 Tribal
- 7 Mott Macdonald
- 8 HSBC / William Hill
- 9 BT
- 10 BBC Radio Sheffield
- 11 HSE
- 12 University of Sheffield
- 13 Sheffield City Council
- 14 St Pauls Place
- 15 Sheffield Hallam University
- 16 Town Hall
- 17 City Hall
- 18 St Peter & Paul Cathedral

Leisure

- 1 Premier Inn
- 2 Greens Health & Fitness
- 3 Bramall Lane
- 4 Football Ground
- 5 Jurys Inn
- 6 The Hubs
- 7 Millennium Galleries
- 8 Winter Gardens
- 9 Central Library
- 10 Lyceum Theatre
- 11 Crucible Theatre
- 12 Odeon Cinema
- 13 Ponds Forge

Shops/Restaurants

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

Additional Key

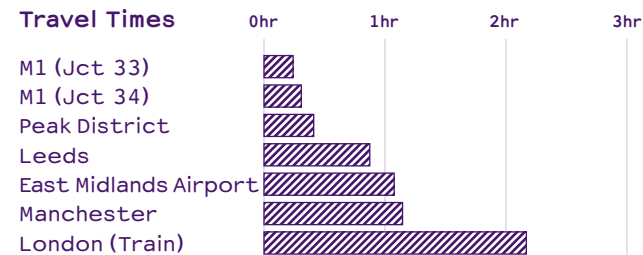
- 1 Train Station
- 2 Tram Stop
- 3 Bus Station
- 4 Taxi Rank
- 5 Parking
- 6 Railway
- 7 Tram Lines

Sat Nav: S1 4UP

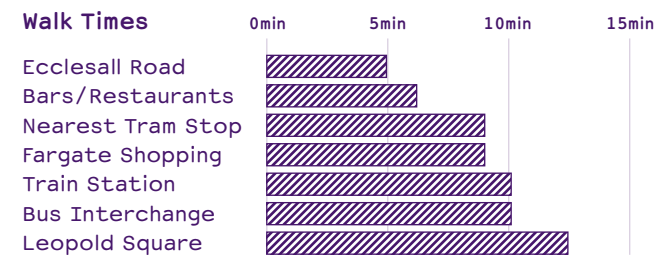


Clockwise from top left
1: Leopold Square
2: Waitrose
3: Devonshire Quarter
4: Fargate Shopping
5: Ecclesall Road

Travel Times



Walk Times



www.citygate-sl.com



Guy Gilfillan:
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