

Brook Place Sheffield

Prominent retail and leisure units to let
located close to the popular Ecclesall Road.

Development by

Investing in homes since 1912
grainger plc

Discover Brook Place

2019

Available in Summer

3

Commercial units available

Units ranging from
1,291 – 3,271 sq ft

237 Unit rental community

- Close proximity to the popular Ecclesall Road
- Dynamic, young population living locally
- 10 minutes walk from the city centre
- Large office population within a 5 minute walk



Location

Located minutes away from Ecclesall Road, a vibrant area of the city which is popular with young professionals and students.

The development occupies a prominent site between Pear Street, Summerfield Street and Napier Street.



Location

Transport links (by car):

Sheffield Inner Ring Road	2 Minutes
Sheffield Train Station	6 Minutes
Sheffield Parkway	8 Minutes

Walking distances:

Nearest Bus Stop	2 Minutes
City Centre	10 Minutes
Sheffield Train Station	24 Minutes



Who we are

Grainger PLC is proudly developing a new rental community in Sheffield, close to Ecclesall Road. The new community will be home to 237 beautifully designed 1, 2 & 3 bedroom apartments to rent along with residential amenity space and three commercial units. The homes are likely to attract an audience of 25-35yr old working professionals, sharers and couples from the local area.

The residential homes to rent will be available Summer 2019 and will be owned and managed by Grainger, the UK's largest listed professional landlord.



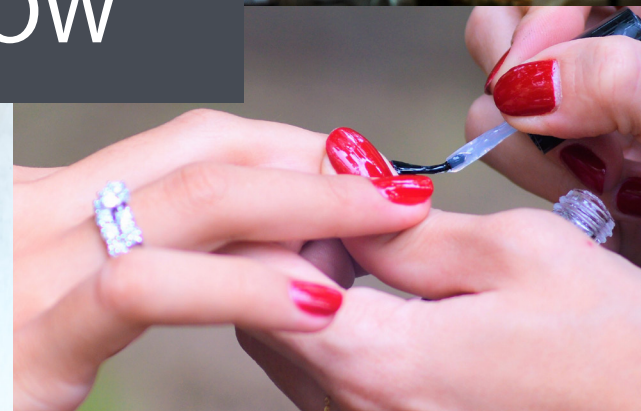


UNWIND

RELAX



GROW



SOCIALISE



Accommodation

Brook Place will provide three modern high quality ground floor commercial units, of which one will have a prominent return frontage on the corner of Summerfield Street and Napier Street and benefits from A1 use class. The two units which front Porter Brook can be combined and benefit from A1, A2 & A3 use class. The units range between 1,291 sq ft and 3,271 sq ft. The units are being fitted out to a shell specification available for tenant fit out.

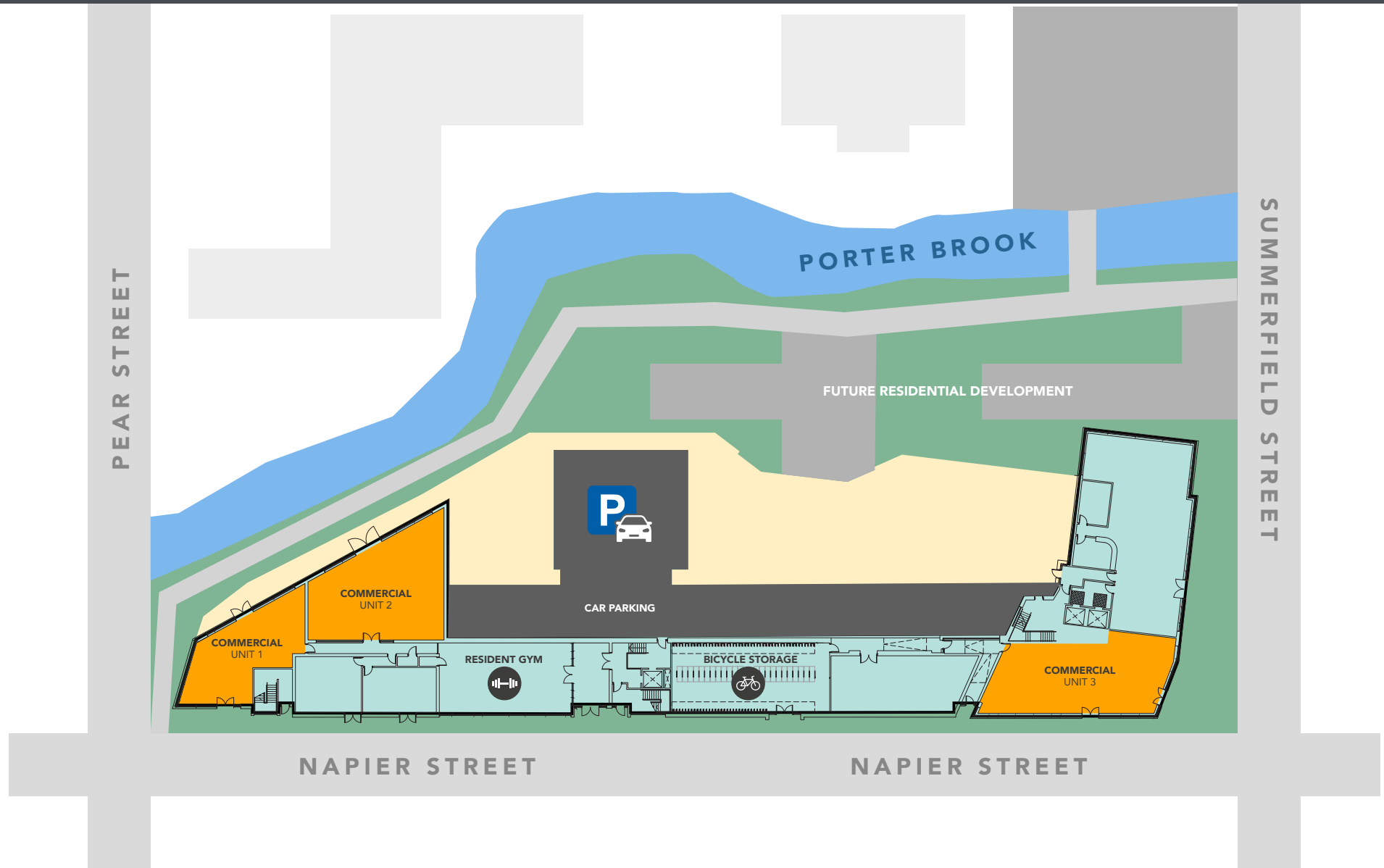
Accommodation Schedule

Unit	SQ FT (sq m)
1	1,291 (120)
2	1,980 (184)
3	1,991 (185)

Units 1 & 2 are able to be combined



Birds Eye View



Further Information

The units are available by way of new full repairing and insuring leases for a term of years to be agreed and subject to periodic reviews.

Rent:

Available upon application, the rent will be subject to VAT.

Service Charge:

A service charge will be payable. Further information available on application

Rates:

The units will be assessed following practical completion.

Legal Costs:

Each party to be responsible for their own costs incurred in the transactions

Planning Use:

Unit 1 - A1, A2 & A3 use class

Unit 2 - A1, A2 & A3 use class

Unit 3 - A1 use class

Other uses considered subject to planning

Viewing:

Strictly by appointment with Crosthwaite Commercial

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.



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Investing in homes since 1912
grainger plc

Grainger PLC, a FTSE250 business, is the UK's largest listed residential landlord. Established in 1912, Grainger prides itself as a leading, responsible and long-term landlord. A market leader in the UK Private Rented Sector ("PRS") and at the forefront of the Build to Rent sector, Grainger invests in and provides long term, purpose-built, rental homes and communities nationwide. Grainger has a portfolio of over 8,500 rental homes worth over c.£2.6bn and the company has pledged to invest over £850m into the PRS by 2020. Grainger was awarded Property Company of the Year at the 2017 Property Awards.