



**Block 5, Pennine Five, Tenter Street, Sheffield, S1 3GG**  
**3,175 sq ft – 32,217 sq ft.**

**Flexible Agreements from 30 Days Upwards**

## Location.

Pennine Five is one of the largest office complexes in Sheffield City Centre. Easily accessible by road, public transport and by walking or cycling. Located in the heart of the Cathedral Quarter, the building enjoys a truly accessible location.

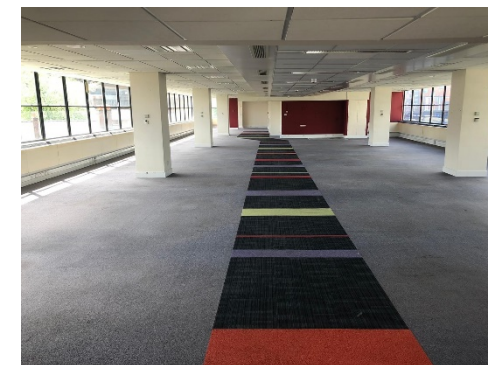


## Description.

The former home to HSBC in Sheffield, Pennine Five will provide over 220,000 sq ft of office space. Pennine Five will be a place designed for the modern workforce, offering high quality, highly adaptable solutions for businesses of any size and sector. High quality office space will be complemented by a landscaped central courtyard, a fitness and wellbeing centre, and independent coffee and food offerings. Before our work on Pennine Five starts in earnest, we are able to offer some of the space in a simple, basic and clean condition.

## Key Points.

- Prime accessible location
- Large open plan floor plates
- Ready to occupy
- Internet connectivity
- On-site parking
- On-site secure cycling storage
- Flexible agreements – 30 days +



## Specification.

The space offers an office environment, benefiting from the following:-

- Fully working lifts and WC facilities – including DDA compliant facilities
- Open plan floor plates – including carpets
- Comfort cooling
- On-site parking
- On-site secure cycling storage

Subject to Contract.

## Accommodation.

We can offer space on a flexible lease at a competitive rent. Agreements can be structured around your business needs, accommodating staff safely and quickly. We are able to offer agreements from as little as 30 days +.

From the plans provided, we understand that the accommodation provides the following Gross Internal Areas:

| Floor / Unit | Availability | Areas (GIA) |         |
|--------------|--------------|-------------|---------|
|              |              | Sq. m.      | Sq. ft. |
| Ground       | Available    |             | 3,175   |
| First        | Available    |             | 3,627   |
| Second       | Available    |             | 3,660   |
| Third        | Available    |             | 3,660   |
| Fourth       | Available    |             | 3,660   |
| Fifth        | Available    |             | 3,606   |
| Sixth        | Available    |             | 3,617   |
| Seventh      | Available    |             | 3,606   |
| Eighth       | Available    |             | 3,606   |
| TOTAL        |              |             | 32,217  |

## Terms.

Short term, cost effective office space, connected and ready for occupation from 1<sup>st</sup> July 2020.

## Rent.

£16.00 per sq ft including service charge and electricity

## Legal Costs.

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

## EPC.

The property has an EPC rating of D-80.  
Full EPC and Recommendation Report are available on request.

Subject to Contract.

# Contact.

For further information, or to arrange a viewing, please contact Joint Agents.



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