



Preliminary Marketing Particulars

Central Buildings, Fargate / Church Street, Sheffield, S1

To Let

- Upper floor accommodation totalling 26,776 sq ft (2,488 sq m) over four floors
- Self contained opportunity
- Prime city centre location, adjacent to the main retail Fargate pitch and Cathedral Quarter Central Business District area
- Superb public transport links, including direct access to bus and Supertram services

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Location

The property is well located in the heart of Sheffield City Centre fronting Church Street and Fargate retail area. The building borders both the Cathedral Quarter Central Business District area and the main retail thoroughfare on High Street and Fargate, with nearby occupiers including Marks & Spencer, Next, WH Smiths to name but a few.

The building is located opposite the Sheffield Cathedral and is also adjacent to the Cutlers Hall.

The building benefits from superb public transport, including Supertram and bus services that operate on High Street and Church Street and there are a number of multi-storey car parks nearby in the Cathedral Quarter.

Description

The property briefly comprises a mixed use building with retail at Ground Floor, occupiers including Pandora and recently opened Pret a Manger. The upper floors are accessed by its own independent entrance off Church Street, giving access to a building core to the upper four floors of offices.

Accommodation

The accommodation arranged over 4 floors comprises 26,776 sq ft (2,488 sq m).

Terms / Availability

The property is available to let on a new lease. At present, the building is in shell condition, however, can be delivered to meet occupier's requirements – final terms dependent on lease length, covenant and specification.

Viewing & Further Information

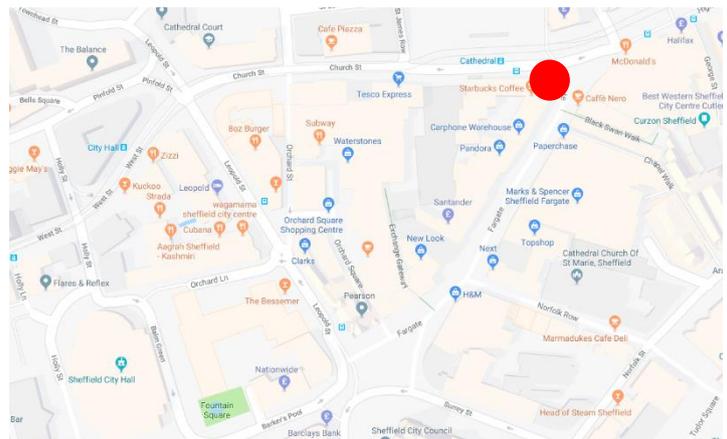
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Photograph: September 2017



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