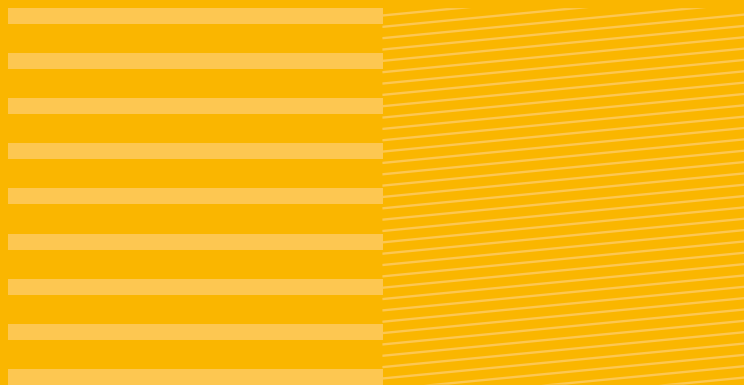


1 NORTH BANK

SHEFFIELD



Prominent Grade A Office Suite in a Riverside Location

2,333-10,713 sq ft (216.74-995.27 sq m)



Ground Floor, Grade A Offices

Available accommodation from 2,333-10,713 sq ft (216.74-995.27 sq m)

On-Site Car Parking

Numerous multi-storey car parks within the immediate vicinity

Railway Station- 10 minutes walk

Tram- 5 minutes walk

1 minute from the Parkway- links to M1 (J33)

High Street retail core and amenities within easy walking distance

Surrounding occupiers include; Nabarro Nathanson, Lloyds Bank, Irwin Mitchell Solicitors and The Home Office

1 NORTH BANK

Located on the banks of the River Don at the entrance to the City, 1 North Bank is a striking Grade A office building offering occupiers a practical location from which to do business.

Existing occupiers include:

- BDP Architects
- XLN
- First For Health

Offices of Premium Quality

- Breeam very good
- Dramatic glazed entrance hall and manned reception
- Double core allowing own front door
- Fully comfort cooled
- Efficient and flexible floor plates
- Car parking ratio 1:1,000 sq ft
- Ample cycle racks and shower facilities on site
- 4 passenger lifts serving all floors
- Clear void raised access floors
- 2.7 metre finished floor to ceiling heights
- Disabled access



2,333 - 10,713 sq ft
(216.74 - 995.27 sq m)

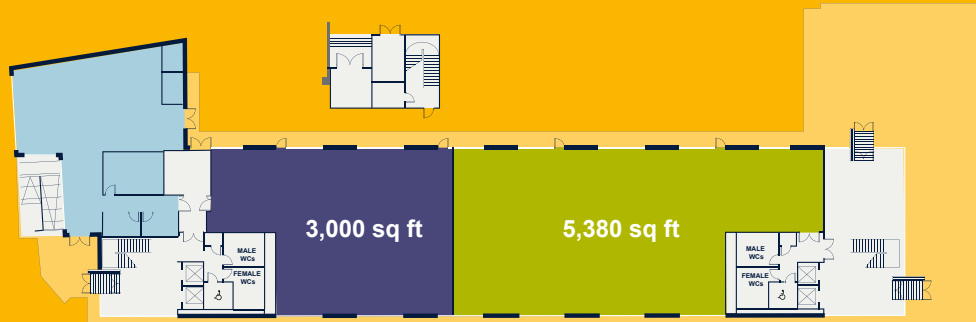
Typical Spaceplan



NORTH WING ENTRANCE

SOUTH WING ENTRANCE

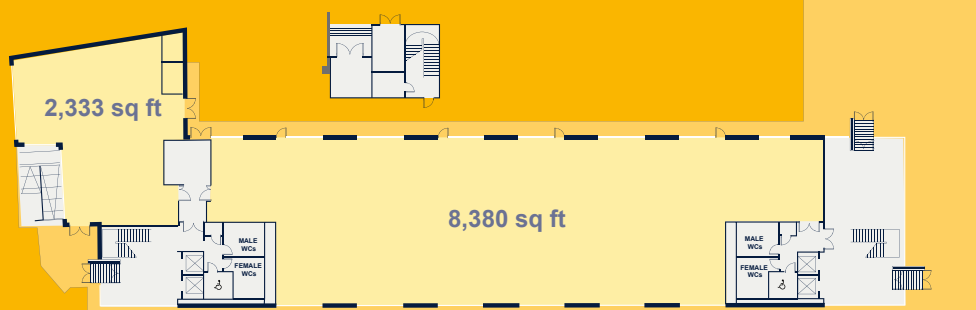
Typical Floorplan- Indicative Split



NORTH WING ENTRANCE

SOUTH WING ENTRANCE

Typical Floorplan



NORTH WING ENTRANCE

SOUTH WING ENTRANCE



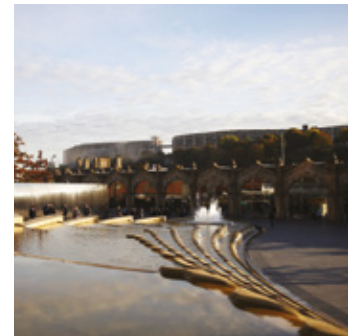
Offices in a Practical Location

1 North Bank benefits from all qualities an occupier looks for in a location. The property is easily accessible for visitors, just one minute from the Parkway which allows for instant access to the wider region and M1 motorway at Junction 33. The City Railway Station and Bus Interchange are within easy walking distance and the Supertram is just five minutes away.

Amenities are in abundance with the main retail core only a 7 minute walk away and a number of hotels including Holiday Inn Express and The Hilton are located within the vicinity.

On-site car parking and cycle racks are provided and there are 3 further multi-storey car parks nearby.

- 1 Sheffield Hallam University
- 2 Bus Interchange
- 3 Winter Gardens
- 4 Crucible Theatre
- 5 Railway Station
- 6 Ponds Forge
- 7 Super Tram
- 8 Parkway- links to M1 (J33)
- 9 Travel Inn Hotel
- 10 Police HQ
- 11 Magistrates Courts
- 12 Irwin Mitchell Solicitors
- 13 Home Office
- 14 Nabarro Nathanson
- 15 Victoria Quays
- 16 Hilton Hotel
- 17 Holiday Inn Express



Further Information

EPC

The property has an EPC rating of D (79)

VAT

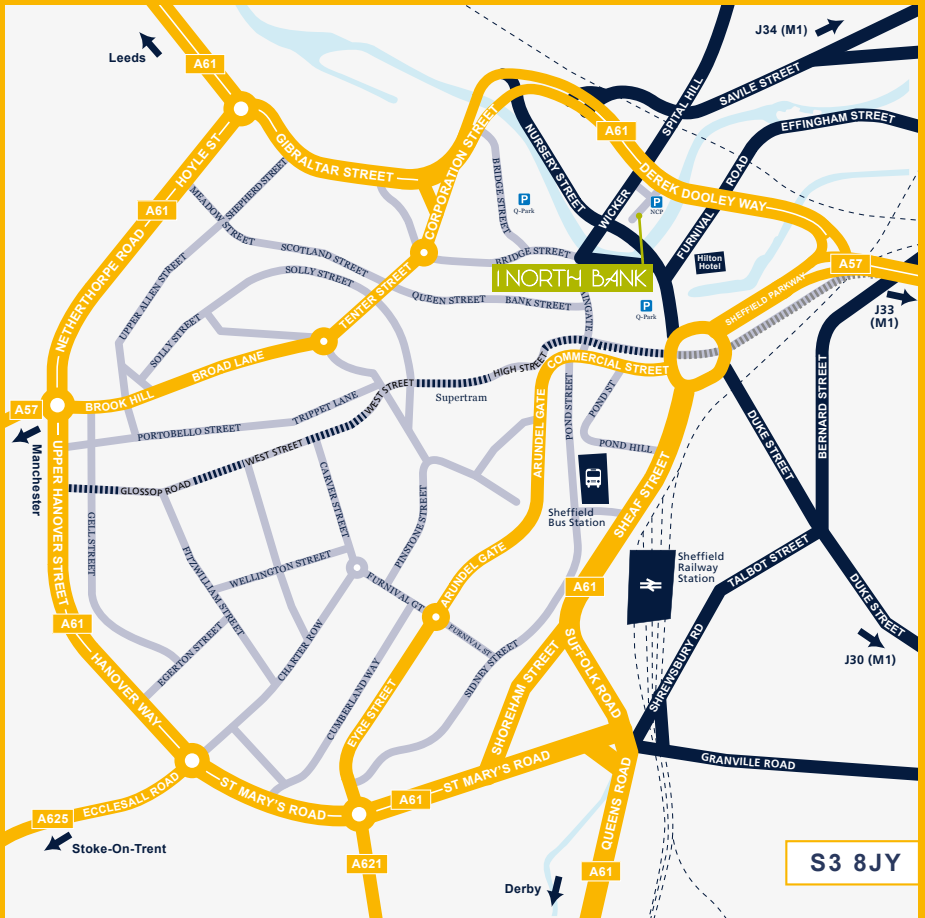
It is our understanding that the property has been elected for VAT.

Terms

The accommodation is available to let on new equivalent repairing and insuring leases. For further information contact Knight Frank.

Car Parking

1 space per 1,000 sq ft available on-site. In addition there are three multi-storey car parks near by.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Knight Frank on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Knight Frank has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is December 2016.

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