



Project Part-Financed by the European Union
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all enquiries



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other contacts

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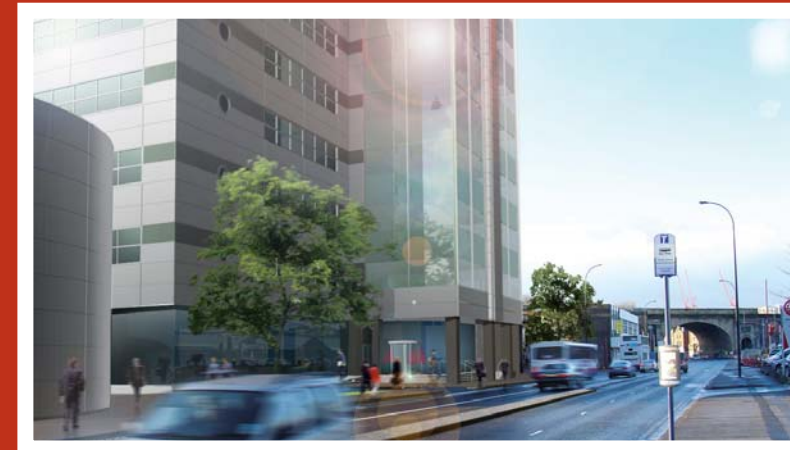
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sheffield
SAVILLEHOUSE
www.sh-sheffield.co.uk



flagship

SAVILLEHOUSE

Saville House is one of the most exciting office developments in the city. It will provide in excess of 100,000 sq ft of Grade A office accommodation. Saville House is situated on a key gateway into the city centre, providing a prominent landmark building.

Saville House is a speculative office development that will provide 9 floors of office accommodation with floor plates of approximately 12,500 sq ft. The scheme will also include a new multi-storey car park with 277 parking spaces. The building will be available as a whole or on a floor by floor basis.

Saville House occupies a prominent position with direct access on to Savile Street and

frontage facing the River Don. The ground floor will include an impressive modern reception and a large open plan office suite with views down the river.

The building has spectacular views over the whole city. It is the highest building in the immediate area so the aspect is second to none.

Saville House is being developed as a result of the city's improving

fortune. The skyline of the city centre is changing rapidly. Sheffield has also attracted a number of key large office occupiers, both from the private and public sectors. Most recently Tesco have launched a major scheme including a 79,650 sq ft superstore and modern offices. The Home Office have also taken in excess of 120,000 sq ft at a nearby development.

refresh

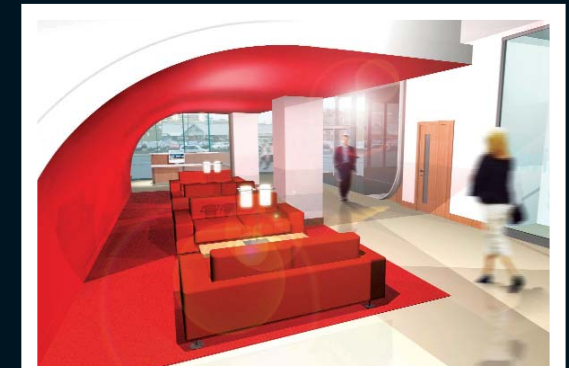
SAVILLEHOUSE

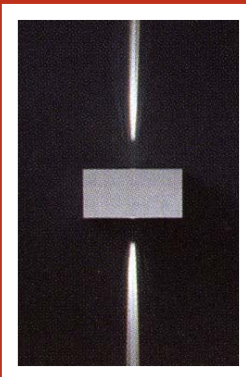
Saville House is a landmark building that provides 9 floors of Grade A office accommodation on flexible floor plates. It has remarkable views over the city and is supported by a 277 space multi-storey car park.

The existing Saville House is a 1960's nine storey utilitarian warehouse/storage building adjacent to the vacant site of the former Union Forge. The visually stimulating design entails recladding the existing brick and concrete structure to create a state of the art landmark building with a 3 storey high tech car park adjacent. Saville House is to be reclad with a colour coated insulated modular steel panel system with integral solar reflective glazing.

The main body of the building has horizontal bands of glazing with contrasting feature porthole windows. The central projecting bay will be given emphasis by being clad in glass curtain walling, with central and high level cladding features. The interior is to be totally stripped out and refurbished to create high quality office accommodation. The ground floor is elevated in relation to Savile Street with a curved glazed frontage and views into a dramatic reception foyer.

The car park is of a similar high tech appearance with modular coated steel cladding panels to match those of Saville House. The elliptical vehicular access ramp to Savile Street together with other open areas of the car park are given emphasis with a decorative steel vertical grille system which allows for both ventilation and security.





finishes

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The specification of the final building will be of a Grade A office. It will have raised floors and air conditioning throughout. It has also been designed so that it is capable of subdivision on a floor by floor basis.

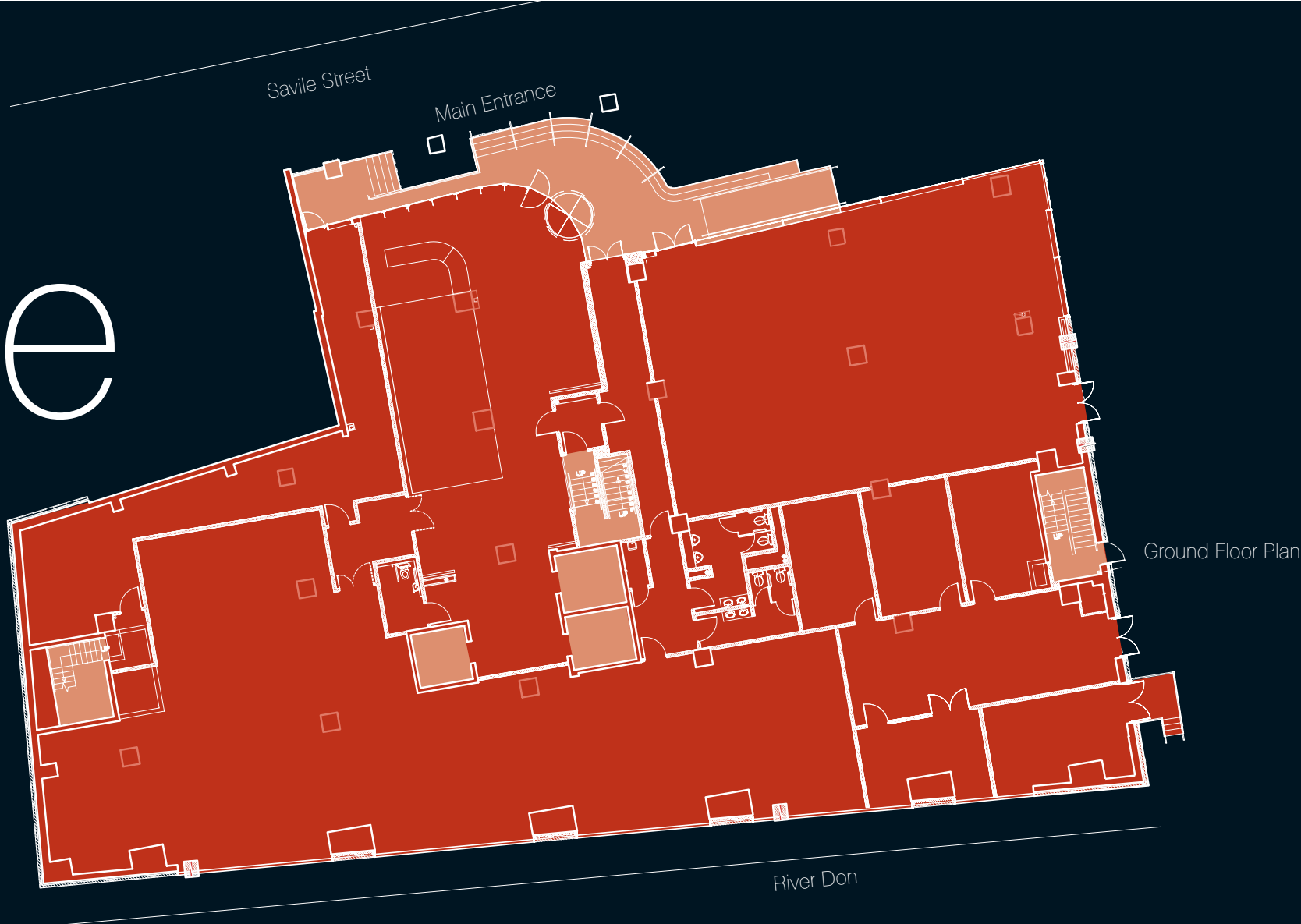
The general specification of the building will be:-

- Modern impressive reception area
- Three new 21 person passenger lifts
- 150mm raised access floors throughout
- Air conditioning
- High quality double glazed windows
- Fully DDA compliant
- Male, female and disabled WCs on each floor
- LG3 lighting
- 277 space car park

shape

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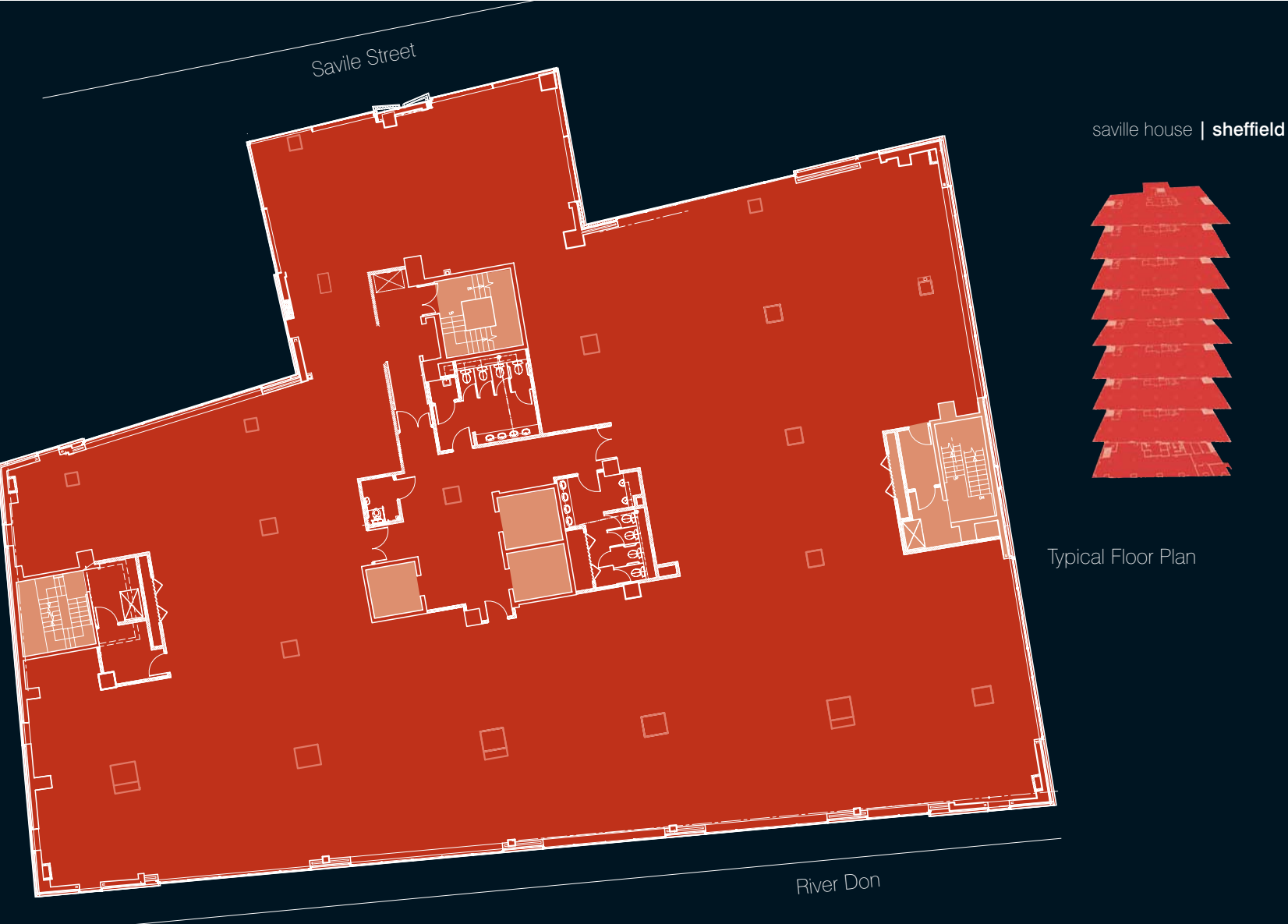
Accommodation		
Floor	Sq M	Sq Ft
Ground	580	6,247
First	1,168	12,577
Second	1,176	12,662
Third	1,173	12,630
Fourth	1,173	12,760



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Accommodation		
Floor	Sq M	Sq Ft
Fifth	1,173	12,760
Sixth	1,173	12,760
Seventh	1,173	12,760
Eighth	1,173	12,760





sheffield

SAVILLEHOUSE

Sheffield is one of the leading cities in the north of England with a population in excess of 500,000 which makes it the fourth largest city in the country.

Sheffield offers key benefits which are unrivalled in the UK. General costs of office space and labour are competitive. The city also boasts two highly regarded universities with in excess of 50,000 students.

Sheffield is one of the greenest cities in the UK. A third of the city lies in the Peak District National Park and half of the population are less than 15 minutes from open countryside.

Transportation - Public transport in Sheffield has always been excellent. Savile Street is one of the main bus routes leading from the City Centre to Meadowhall where there is a transport interchange. The Midland

Mainline train station is approximately 10 minutes walk from the building and provides regular intercity services to London, Leeds and many other major cities.

Accessibility to the property by road is also excellent. The new Ring Road extension is due to be completed shortly and this will provide immediate access to the main arterial routes leading in and out of the city. Junctions 33 and 34 are both within 10 – 15 minutes drive of Saville House.

Demographics - Sheffield has access to a substantial labour pool. 700,000 people live within a 30 minute drive of the city centre and just under 62% are of

working age. Within a 45 minute drive there is a population of 1,300,000.

Sheffield has two of the leading universities in the city. The University of Sheffield has 25,000 students and Sheffield Hallam University has 28,000 students. The city has high retention rates with university students. A high proportion of the students stay in the region after leaving university and this is a significant employment resource, both before and after graduation.

Sheffield Council offer a job match service which will assist in local occupiers and inward investors in recruitment.