

THE CENTRE OF ATTENTION



## Fountain Precinct

*High Quality Offices in the Heart of Sheffield City Centre*



*Fountain Precinct is regarded as one of Sheffield's most prestigious office buildings and is prominently located in the heart of the City Centre close to both the City Hall and the core retail area.*



*View from 8th floor Balm Green Elevation.*



*Fountain Precinct is an 8 storey office building totalling approximately 112,000 sq ft with spacious reception areas both on Balm Green and Leopold Street entrances.*

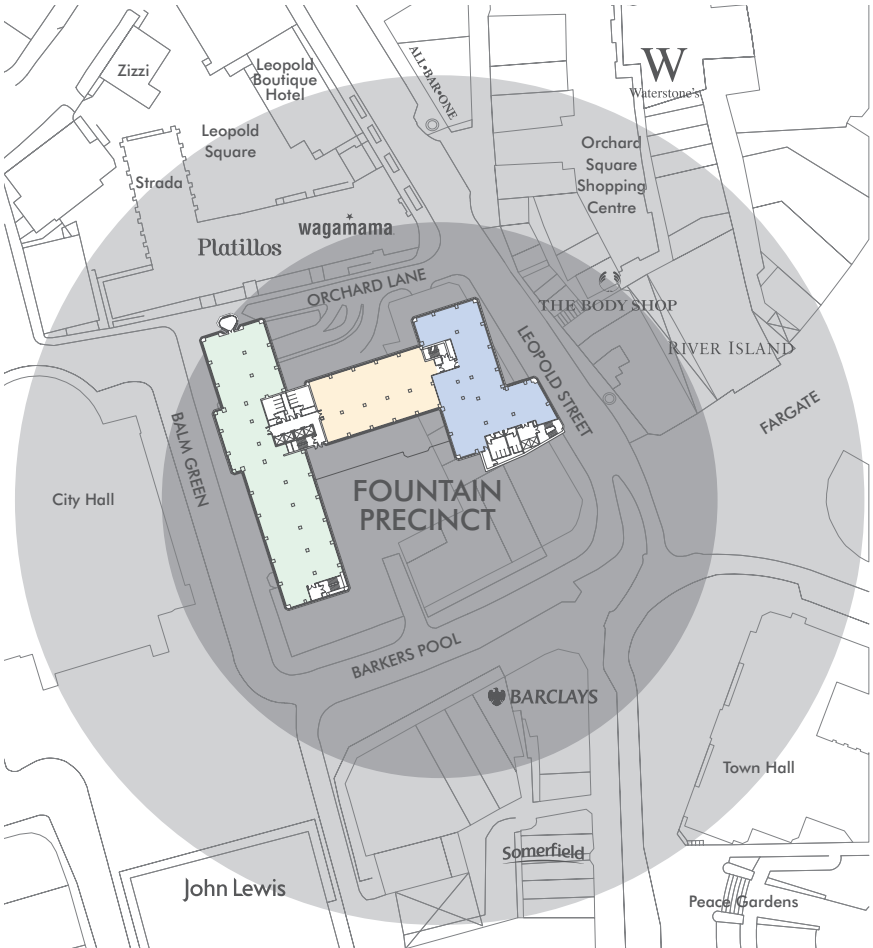
*The floorplates provide bright open plan accommodation ideal for the demands of modern business. Suites can be provided ranging in size from approximately 1,700 sq ft upwards (see availability schedule insert).*

The accommodation within Fountain Precinct provides flexible open plan office space and includes the following specifications:

1. Air Conditioning
2. Lift Access
3. Good Natural Lighting
4. Male & Female WC's (on every level)
5. 24 Hour Security
6. Secure Basement Parking (available by way of separate licence)



*The building enjoys panoramic views across the city and is well positioned to take advantage of the prime retail core and nearby bars and restaurants.*



The Peace Gardens



Leopold Square



Sheffield is the UK's fourth largest city with a population in excess of 530,000 people. The city has the benefit of two established universities providing a skilled workforce for all sectors.

Sheffield is also one of the greenest cities in the UK with the Peak District and National Park at its boundary.



City Centre amenities include:-


SHOPS	SHOPS	RESTAURANTS / BARS	VENUES
Republic	Perfume Shop	Piccolinos	The Crucible
John Lewis	Jones The Bootmaker	Zizzi	Winter Gardens
Mothercare	Debenhams	Cafe Rouge	The Peace Gardens
TK Maxx	Somerfield	Wagamamas	Millennium Galleries
Marks & Spencer	Virgin Mobile	Strada	Showroom Cinema
Clarks	Schuh	Ask	The Lyceum
Next	Republic	All Bar One	Ponds Forge
Waterstones	Lush	Ha Ha Bar	City Hall
Body Shop	Thomas Cook	Silversmiths	
3 Mobile	Thompson	Crystal	

The prime location of the accommodation allows easy access to all the amenities offered by the city centre including public transport, provided by the bus, Supertram and train services.

TRAVEL TIMES	DRIVE	TRAIN
M1 Junction 34	18 mins	-
M1 Junction 33	15 mins	-
Rotherham	23 mins	12 mins
Barnsley	34 mins	20 mins
Doncaster	38 mins	30 mins
Robin Hood Airport	50 mins	-
Leeds	52 mins	41 mins
Manchester	1 hr 10 mins	51 mins
London	3 hrs 10 mins	2 hrs 7 mins



Sat Nav: S1 2JA



VIEWING / FURTHER INFORMATION

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