

# STEEL CITY HOUSE

• SHEFFIELD •

A unique landmark  
building offering 66,000  
Sq Ft of Grade A office  
space in the heart of  
the Steel City

Available  
Spring 2016



# A RICH HERITAGE

**Steel City House offers the unique combination of modern Grade A office space, and a prestigious address in one of Sheffield's iconic landmark buildings.**

Originally built in 1927 as an advanced telephone exchange, Steel City House has been a high street bank; a bustling City Post Office and a functional government office. Its central location has made it a popular landmark building in the business community and it retains much of its neoclassical and art deco architectural features.

Alive with a rich Sheffield history, Steel City House offers 66,303 square feet of prime quality office space with on-site gym, 'Fast Lane' access system and excellent transport links.

This architect-led development encompasses the very best in design and attention to detail, creating a superior working environment for your business to flourish.





## THE SPECIFICATION

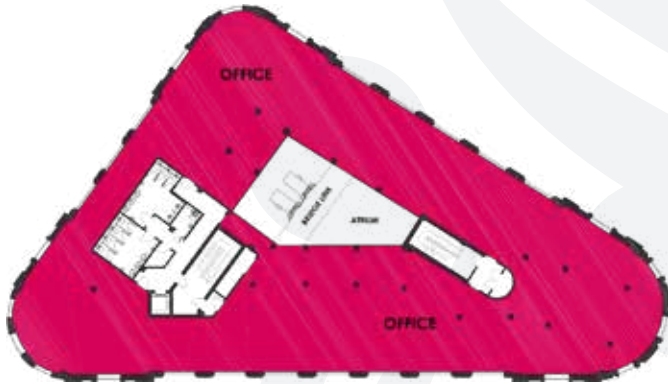


Flexible 10,161 sq.ft. open plan floor plates  
Double height feature reception  
Comfort cooling  
150mm clear void raised access flooring  
On-site gym, changing and showers  
Secure cycle parking with lockers and showers  
On-site ancillary storage facilities  
Fully DDA compliant

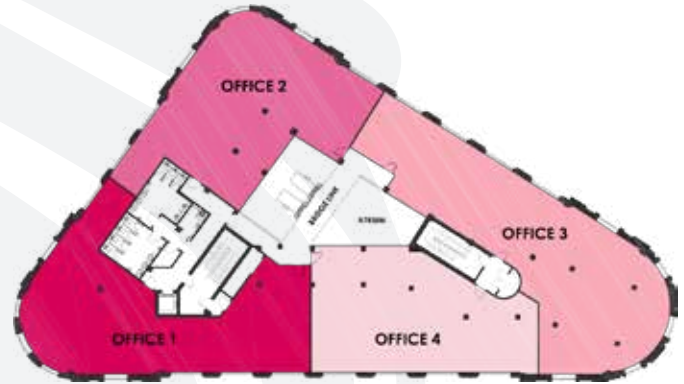
Newly built 5th & 6th floors with private external terraces providing panoramic views across the city  
Naturally lit central atrium with two glass lifts and linking bridges  
High performance linear edge-lit recessed LED lighting  
'Fast Lane' access system, CCTV and concierge reception  
Male, female and disabled toilet facilities on each floor  
BREEAM Very Good Standard achieved through extensive energy efficiency upgrades



# FLEXIBLE WORKING SPACES



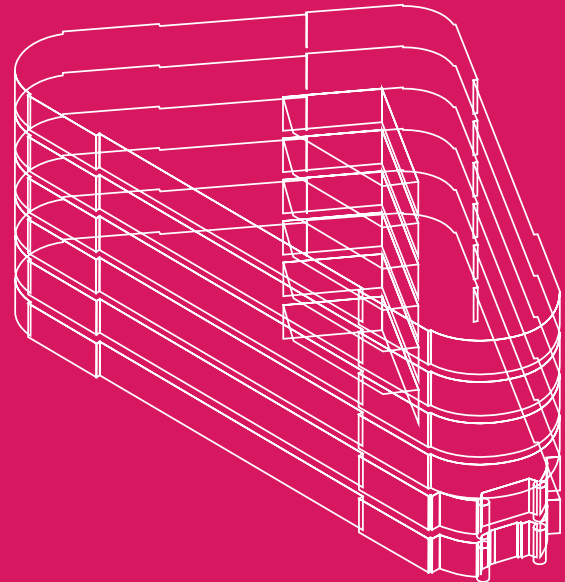
Typical 2nd-4th floor as open plan

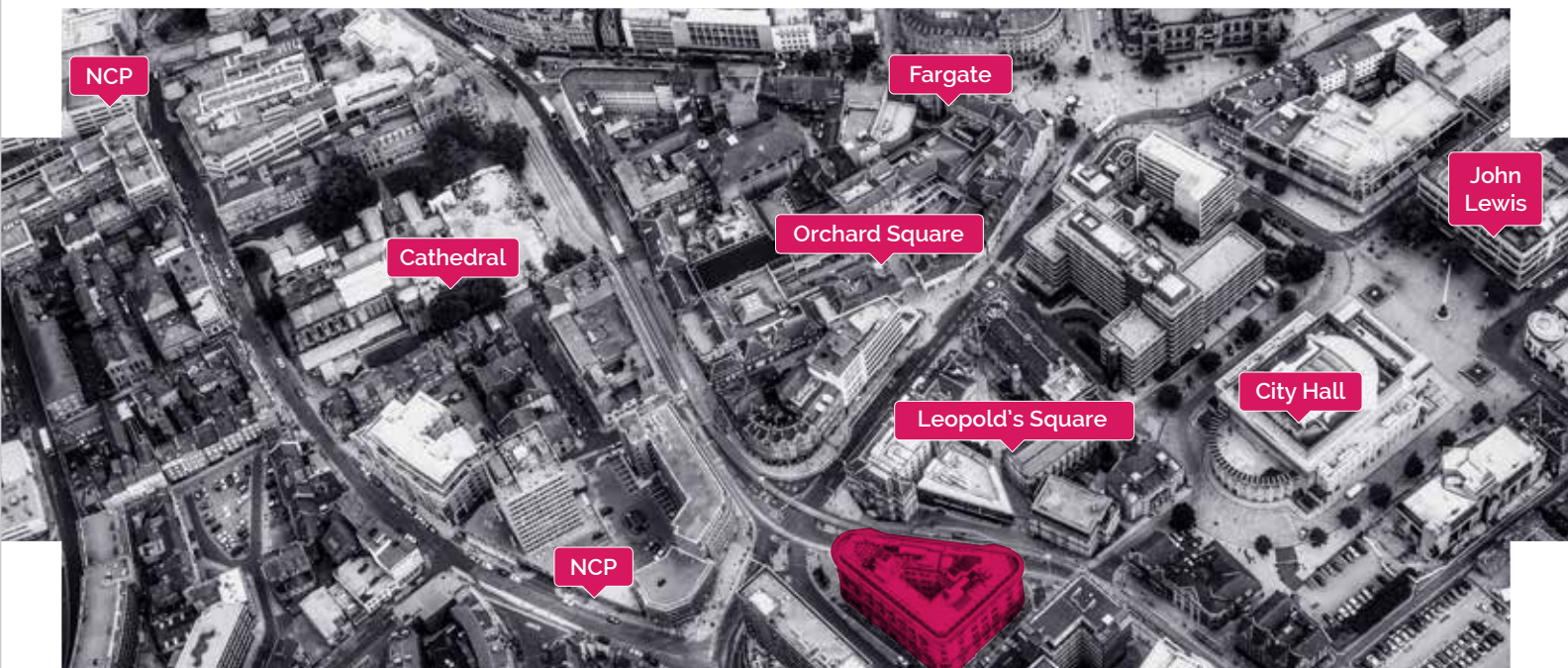


2nd-4th subdivided into 4 suites

## FLOOR AREAS

Sub-Basement	123.00 sq m	1,324 sq ft
Basement	434.04 sq m	4,672 sq ft
Ground	603.96 sq m	6,501 sq ft
Mezzanine	196.02 sq m	2,110 sq ft
First	921.96 sq m	9,924 sq ft
Second	943.98 sq m	10,161 sq ft
Third	943.98 sq m	10,161 sq ft
Fouth	943.98 sq m	10,161 sq ft
Fifth	765.89 sq m	6,157 sq ft
Sixth	572.00 sq m	5,134 sq ft
<b>Total</b>	<b>6,160 sq m</b>	<b>66,305 sq ft</b>





## THE LOCATION



If you want to locate your business in the best place in Sheffield, then Steel City House has it all. Right in the centre of the City's professional office quarter, it is surrounded by a wide choice of cafés, bars and restaurants and only a stone's throw from relaxing green spaces and retail outlets.

Transport links are second to none with a tram stop directly outside the building with links to mainline railway services.

Two multi-storey car parks are within just 500 feet of the development, so no more searching for suitable places to park for your staff or visitors.

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## CONTACT

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