



Newly Fitted Offices - Preliminary Information

Suite 1 / Suite 2, 1 Northbank Building, Blonk Street, Sheffield, S3 8JY

To Let

- Delivering quality environment on a flexible inclusive basis for enterprising companies
- Fully fitted city centre office suites
- Suite 1 – 16 workstations
- Suite 2 – 14 workstations
- Superb city centre location
- Modern office with amenity on site, including business lounge / break out, gym, cycle storage with fully fitted showers
- On site car parking available
- Well located close to Riverside Exchange and the Canal Basin
- Close proximity to Supertram, Rail and Bus Interchange

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

The property is located within the city core, adjacent to the established Victoria Quays and Riverside Exchange locations. Nearby occupiers include Irwin Mitchell Solicitors, The Home Office, Lloyds Bank and CMS. The property affords excellent accessibility to the bus, rail and Supertram and is a short walk into the city centre and well positioned for the Sheffield Parkway, the main arterial link to Junction 33 of the M1.

Adjacent at Victoria Quays is the Hilton Hotel with Living Well Gym and also close by is the Crowne Plaza and Holiday Inn Express.

A good location for your business to grow.

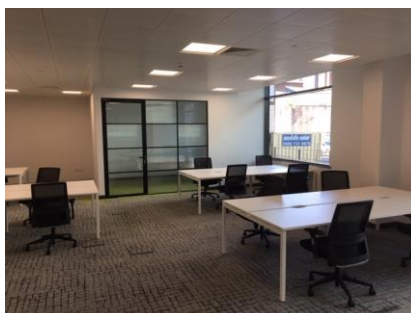
Description

1 Northbank comprises a purpose built Grade A office building, totalling approximately 60,000 sq ft. The building has its own business lounge / café, gym, fully fitted showers, cycle storage and on site car parking availability.

Occupiers within the building include Government Department and XLN Telecom.

Description

Suite 1 is fully fitted for 16 desk stations, Suite 2 for 14 workstations. Each suite has been finished to a high standard, has its own coffee / break out area and fitted meeting room.



Studios Can Offer:

- Individual studios with 24hr access
- High spec workstations and task chairs
- Meeting room
- Modern kitchen with integrated appliances (dishwasher & fridge)
- High speed Wi-Fi and ethernet connectivity (50mbps)
- 12 month flexible tenancy
- Plain English short form lease
- Access to on-site café/breakout area
- Access to on-site gym, shower and cycle facilities
- Monthly cost inclusive of rent, service charge, utilities and broadband
- Exclusive of business rates (your business may be eligible for Small Business Rates relief)
- Studio 1 (14 workstations) – per desk per month cost of £180 (£2,520 per month)
- Studio 2 (16 workstations) – per desk per month cost of £180 (£2,880 per month)

Viewing & Further Information

Contact sole agents on 0114 272 9750

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