

Portland House

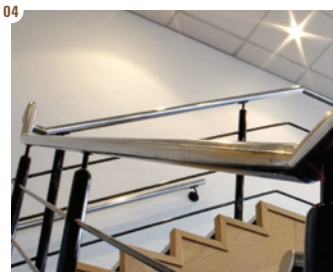
Sheffield, S3 8UG

A flagship office building centrally located on the A61 - Sheffield's main arterial ring road.

Suites available from 388 sq ft up to 14,544 sq ft on flexible terms.



Portland House comprises a recently refurbished three storey self contained office premises with associated car parking for 28 cars to the front. Entrance to the office is gained from the car park into an open plan reception area.



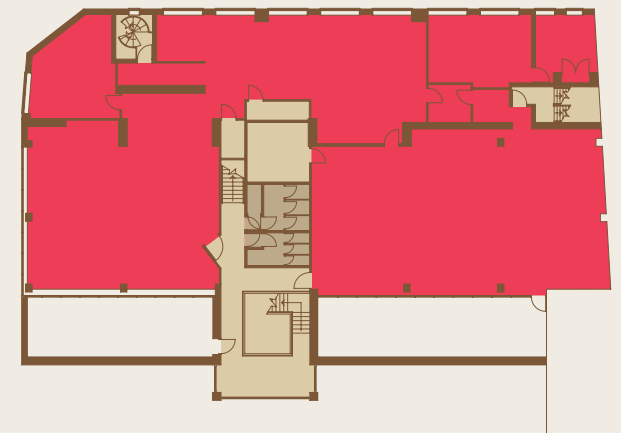
Ground Floor

Can be subdivided into suites from 1,000 sq ft.



First Floor

Can be subdivided into suites from 1,000 sq ft.



Available Floorspace Common Areas Toilets

In addition to the advantages brought to Portland House by its strategic location, the buildings proximity to the city centre provides the occupier(s) with a wide variety of amenities all within a short walk.

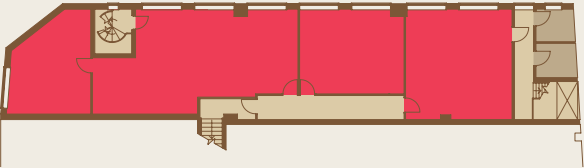


- 01. Portland House entrance
- 02. Portland House at night
- 03. Entrance clock feature
- 04. Stairway above reception
- 05. Ground floor
- 06. Fargate shopping
- 07. Peace Gardens
- 08. Devonshire Quarter
- 09. Winter Gardens
- 10. Sheffield Supertram
- 11. Train Station



Second Floor

Can be subdivided into suites from 388 sq ft.



Flexibility

The floorspace at Portland House is flexible to meet tenants needs. The internal space can be let as a whole, floor by floor or subdivided to suit. This allows the occupier(s) to take anything from 388 sq ft to 14,544 sq ft on flexible terms.

Specification

Fully refurbished	Ground floor reception
VDU compatible lighting	Kitchen facilities
Fully carpeted throughout	Ability to subdivide
Comfort cooling	WC facilities

Schedule of areas

Portland House has a 14 space car park located at the front of the property. However, the car park does have the ability to accommodate 28 cars if double parked. From the measurements taken on site, we understand that the property extends to the following net internal areas:-

Floor Description	Sq M	Sq Ft
Reception	27	297
Ground	633	6,815
First	497	5,348
Second	194	2,084
Total	1,351	14,544

For more information please contact tim.bottrill@knightfrank.com



Portland House is located fronting onto the extension of the inner ring road at Moorfields. The prominence and visibility of Portland House has been significantly improved by the extension of the inner ring road and provides occupiers with a convenient location with a high level of passing trade.

Destination	Miles	Time
M1 J34	4.4	13 mins
Rotherham	7.2	21 mins
Barnsley	16.7	31 mins
Doncaster	23	36 mins
Leeds	35.2	48 mins
Manchester	37.8	1hr 6 mins
London	167	3hr 3 mins

Amenities		Local Occupiers	
Kelham Island	1	HSBC	8
Train Station	2	John Lewis	9
Bus Station	3	Marks & Spencer	10
Leopold Square	4	Home Office	11
Orchard Square	5	Irwin Mitchell	12
Fargate	6	SYPTÉ	13
Victoria Quays	7	CreativeSheffield	14

For more information please contact the agent:
Tim Bottrill (tim.bottrill@knightfrank.com)



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