



Leisure/Office Unit To Let

Unit 3, 1 Holly Street, Sheffield, S1 2GT

Prime City Centre Location

- 4,792 sq ft (445.19 sq m)
- City centre location adjacent to the City Hall, Barkers Pool and John Lewis
- Prime location – other occupiers in the building include Turtle Bay, Pitcher & Piano and Grant Thornton Accountants
- Self-contained unit with fantastic roof terrace
- To let on a new lease

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Location

The property is located immediately adjacent to the City Hall at Barkers Pool in Sheffield city centre.

This is a fantastic leisure and office destination within the heart of the city core. The location is also well served for public transport with bus and Supertram nearby and is also accessible with street car parking and a number of multi-storey car parks within a short walk.

Nearby occupiers include Pitcher & Piano, Turtle Bay, Wetherspoons, Wagamamas, Pizza Express and All Bar One to name but few and office occupiers include Grant Thornton on the upper floor offices. Also nearby is the newly created HSBC building of 140,000 sq ft. This is a fabulous location for a business and leisure environment.

Description

1 Holly Street is an iconic building in the heart of Sheffield city centre. It has recently been fully redeveloped to provide 3 self-contained units at ground floor and upper floor offices with independent access. The offices are fully occupied by Grant Thornton Accountants and Units 1 & 2 are occupied by Pitcher & Piano and Turtle Bay respectively. Unit 3 comprises a self-contained unit arranged over ground, first and mezzanine floor and benefits from its own roof terrace, a fantastic opportunity for networking and entertaining overlooking the City Hall.

Brochure: June 2019
Images: May 2019

Accommodation

The property extends to the following approximate measurements:-

	Sq Ft	Sq M
Ground Floor	2,235	207.6
First Floor	2,229	207.1
Mezzanine	328	30.5
TOTAL	4,792	445.2

Specification

The accommodation is currently finished to shell specification ready to accept occupier fit-out. Alternatively for office accommodation our client is happy to fit out to Grade A ready to accept tenant fit-out subject to costings.

Terms/Availability

The accommodation is available to let on a new lease at a rental of £20.00 per sq ft per annum exclusive based on shell specification.

Viewing

Contact joint sole agents:

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