



THE BALANCE

PINFOLD STREET, SHEFFIELD, S1 2GU

offices that create the right balance for your business

www.thebalancesheffield.co.uk



A FRESH APPROACH ↓

A TOTALLY FLEXIBLE ENVIRONMENT

The Balance offers a variety of suites from 1,000 sq ft up to full floors. A full refurbishment of the entrance, reception, lobbies, common areas, toilets and office floors has been completed with floors now immediately available for occupation. The Balance now offers high quality accommodation in a prestigious central location – the right environment for business.

SPECIFICATION

One of the best known office buildings within the City, it offers the following to potential tenants:

- Superfast broadband available from 10Mbps to 1 Gigabit
- Open plan offices
- Comfort cooling
- LG7 lighting
- Perimeter trunking
- Secured fast lane reception
- WiFi to common areas

SERVICED OFFICE FACILITIES

Any occupier in The Balance can also take advantage of the services that Regus can offer, who also run a business centre from the building. This includes conference facilities, virtual receptionists and Data/Comm's leased lines.

TERMS

Each of the suites is available to let by way of a new lease direct from the landlord on terms to be negotiated.



FINDING THE BALANCE STARTS HERE ↓

DESCRIPTION

The Balance is situated in the heart of Sheffield city centre and has proved a popular location for many businesses over recent years. The building has attracted some of the City's best known businesses including Plusnet, Hill Dickinson, Access Computer Consulting, Horwich Farrelly and Protocol Education.

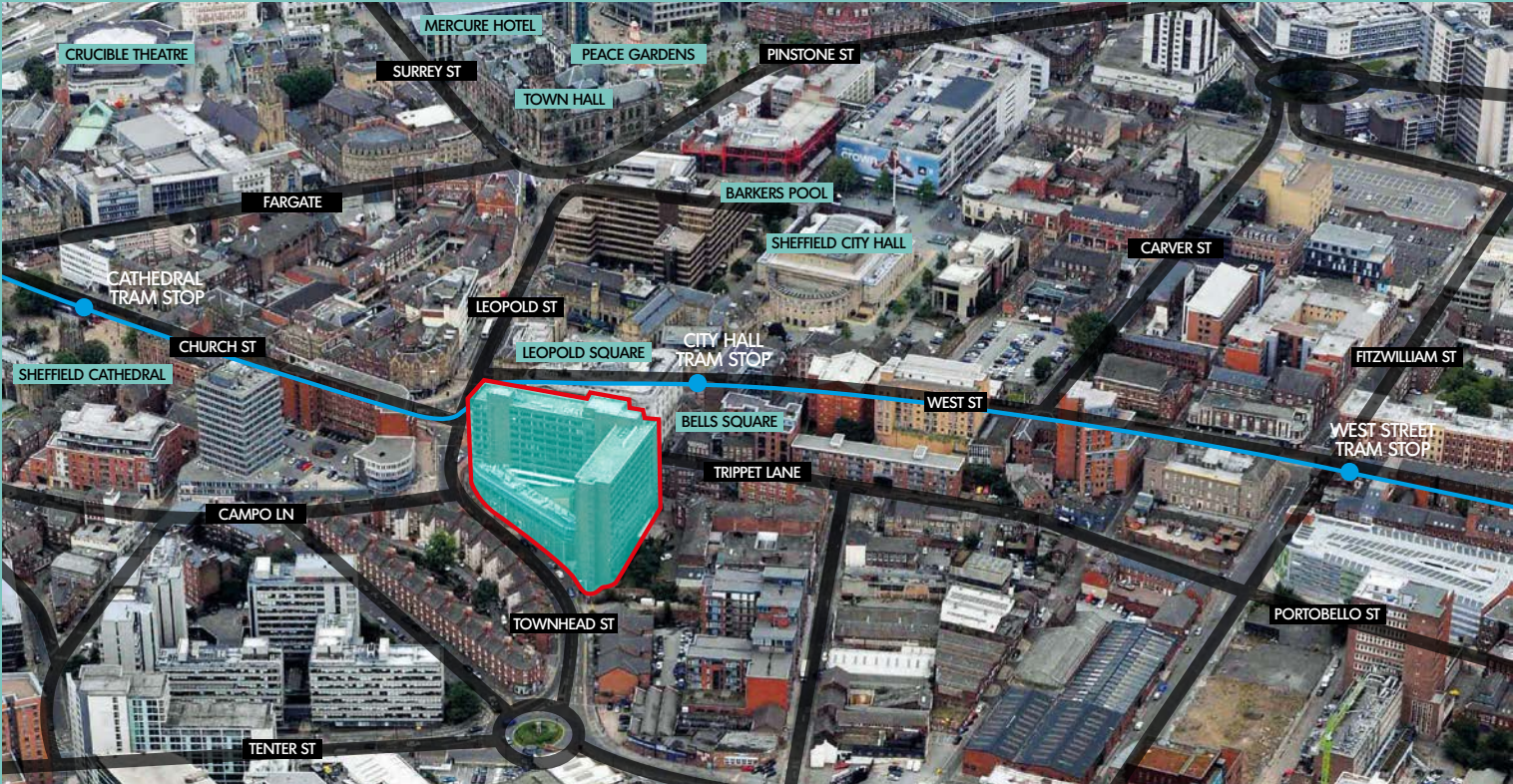
The Balance has been selected by Regus who have just opened a new Business Centre on the 7th floor. This is now their primary business centre in Sheffield and their first in the City centre. This underlines the quality of the building and the prime central location.

One of the key elements within the refurbishment works has been to create a sense of community and 'place' about the property. The courtyard at the heart of the property provides a light, open and airy focal point to the building that can be used by any of the occupiers. There is also a fully fitted coffee shop in the courtyard.



CHANGING PERCEPTION ↓





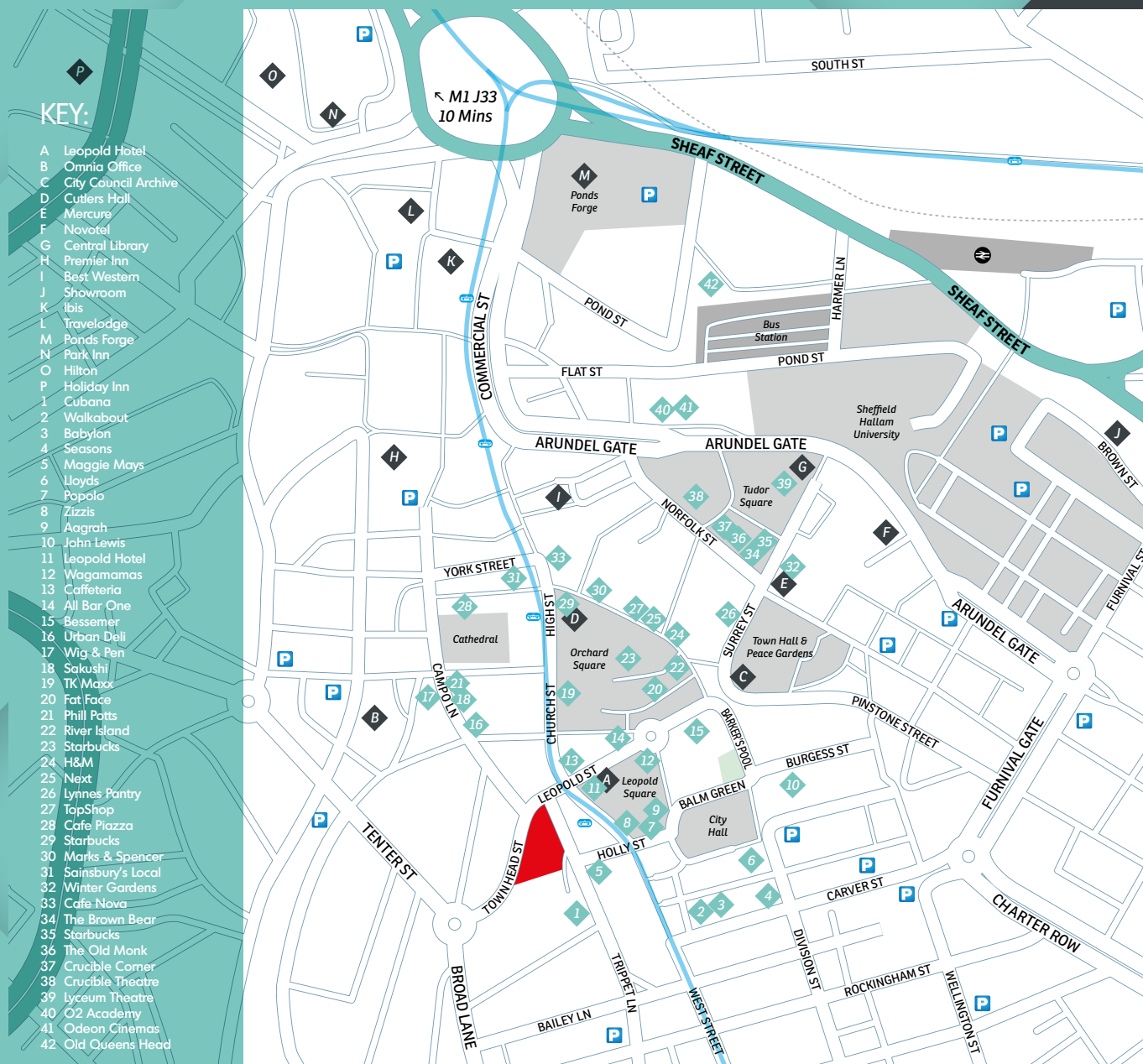
AN EVOLVING CITY SCAPE ↓



LOCATION

Whether you need to entertain a client or have a conference, the Balance is ideally located in the heart of the professional office quarter in a vibrant city centre, surrounded by a host of quality venues and amenities. If you do need to leave the city Trippet Lane tram stop is close by with direct connection to the train station or by road, Junction 33 of the M1 is only 10 minutes away.

With West Street, City Hall and Cathedral tram stations all within a 2 minute walk, the Balance benefits from being easy to access, as well as a quality professional address. It's located in an area that boasts plenty of places to eat and drink, places to relax or workout and plenty of places to shop.



VIEWING

For further information or an appointment to view please contact the letting agents:

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