



# TO LET

Retail / Office  
Accommodation

Blonk Street, Sheffield, S3 8BH

**iquarter**  
Sheffield riverside

The iquarter is a development leading the transformation of Sheffield's riverside. Its iconic 17 storey glass tower provides a landmark for this stunning scheme.



**Location**

I-Quarter is well located on the edge of Sheffield centre, close to Victoria Quays.

The accommodation enjoys a profile position nestling between Castle Street and Nursery Street, therefore benefiting from easy access into the heart of Sheffield centre, as well as easy access to the railway station and on to Sheffield Parkway, which in turn provides access to the M1 Motorway.

The surrounding area has seen a significant amount of new development over recent months and nearby occupiers include Building Design Partnership, South Yorkshire Passenger Transport Executive, Irwin Mitchell and The Home Office to name but a few.

**Description**

The I-Quarter comprises a mixed use development with 121 residential apartments. The commercial element of the scheme is arranged in two parts:-

**Castle House**

This Grade 2 listed building was built as a vertical stable and occupies a central position within this new development. The office accommodation arranged over three floors will be refurbished to a good specification to accommodate modern occupiers requirements, whilst maintaining many of the original features. The Ground floor will offer further office or retail accommodation.

**Ground Floor Retail / Office Accommodation**

The ground floor of the I-Quarter scheme comprises a variety of different sized units, suitable for retail/office use totalling 12,000 sq ft. This element forms part of the new development and is currently finished to a shell specification, although can be fitted to meet occupiers specific requirements.

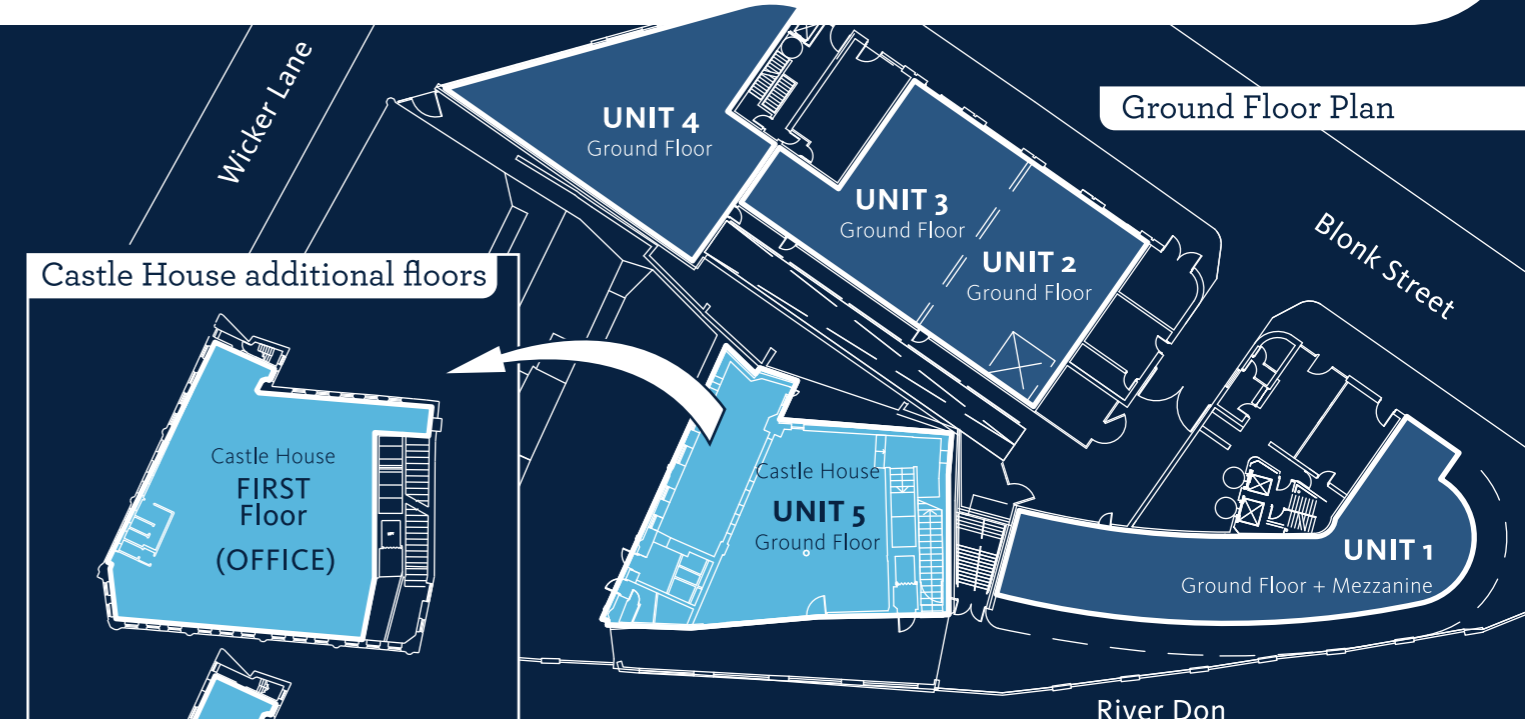
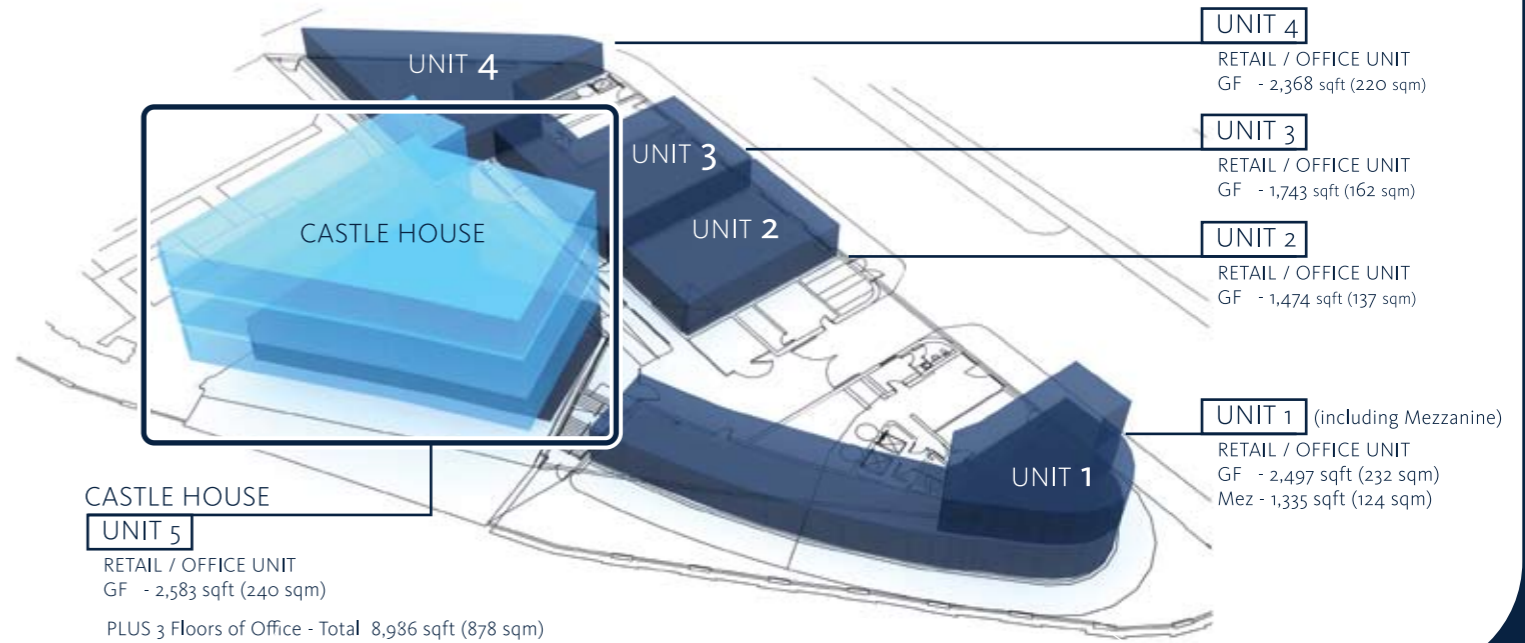
**Terms**

The accommodation is available to let by way of a new lease on terms to be agreed.

**Rental**

Price on application (dependant upon specification and lease terms sought).

**Accommodation layout**



**Accommodation & Schedule**

**Ground Floor Retail/Office**  
(including ground floor of Castle House)

Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Ground Floor	Ground Floor	Ground Floor	Ground Floor	Ground Floor
232 sq m 2,497 sq ft	137 sq m 1,474 sq ft	162 sq m 1,743 sq ft	220 sq m 2,368 sq ft	240 sq m 2,583 sq ft
Possible Mezz				
124 sq m 1,335 sq ft				

**Castle House Office Accommodation**  
(First / Second / Third floors)

First Floor	Second Floor	Third Floor
283 sq m 2,583 sq ft	294 sq m 3,164 sq ft	301 sq m 3,239 sq ft

Sat Nav / Postcode: **S3 8BH**



1. i quarter
2. North Bank offices - BDP Architects
3. Apartment scheme by Artisan
4. Irwin Mitchell Solicitors
5. Home Office
6. Sheffield Crown Court
7. Park Inn Hotel
8. Hilton Hotel
9. HBOS PLC Regional Offices
10. Nabarro Nathanson Solicitors
11. Proposed Castle Market development
12. Supertram Terminal
13. Premier Inn Hotel
14. Ibis Hotel
15. Travel Lodge Hotel
16. Ponds Forge Leisure Complex
17. Sheffield Digital Campus
18. Transport Interchange
19. Sheffield Hallam University
20. Sheffield Railway Station
21. The Crucible Theatre
22. Lyceum
23. Tudor Square
24. Winter Garden
25. Millenium Gallery
26. Orchard Shopping centre
27. Sheffield City Hall

A Lazarus development  

**Lazarus**  
 lazarusproperties.co.uk

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