

# Say Hello...

...to over 100,000 sq ft of stylish offices set on a unique development nestled between the city centre and the lower Don Valley.

[www.sh-sheffield.co.uk](http://www.sh-sheffield.co.uk)

# Superb Headquarters



Saville House is a prominent landmark building that stands proud at the gateway to the city centre. With nine floors and a separate multi-storey car park, it offers large, flexible, open-plan accommodation, including floorplates of 12,500 sq ft and car parking for 237 cars.



Signature colours are set off against a crisp white interior for a stylish and contemporary finish.

With ultimate impact in mind, this landmark building has been given a modern twist. Sleek cladding and feature windows command attention from the outside whilst the interior says all the right things to your clients, colleagues and visitors.



## Stylish Hacienda







Looking out from the feature porthole windows, the City Centre is right on your doorstep, whilst the M1 can be accessed straight from Savile Street. The development has also prompted the regeneration of the immediate area, with Tesco launching a 79,650 sq ft superstore across the road.

## Spectacular Horizons

Saville House has panoramic views over the city and surrounding areas.



# Strategic Home

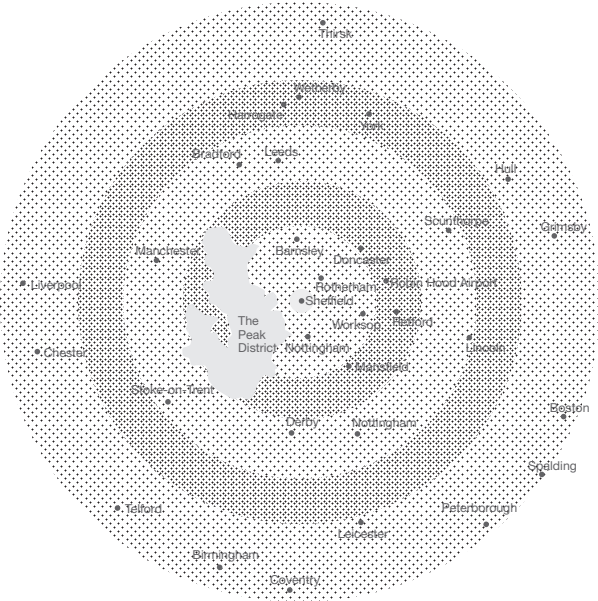
Sheffield is one of the leading cities in the north of England and its central location makes it the ideal place to base your business.

Sheffield is one of the greenest cities in the UK and a third of the region lies in the Peak District National Park, with half of the population only 15 minutes from open countryside.

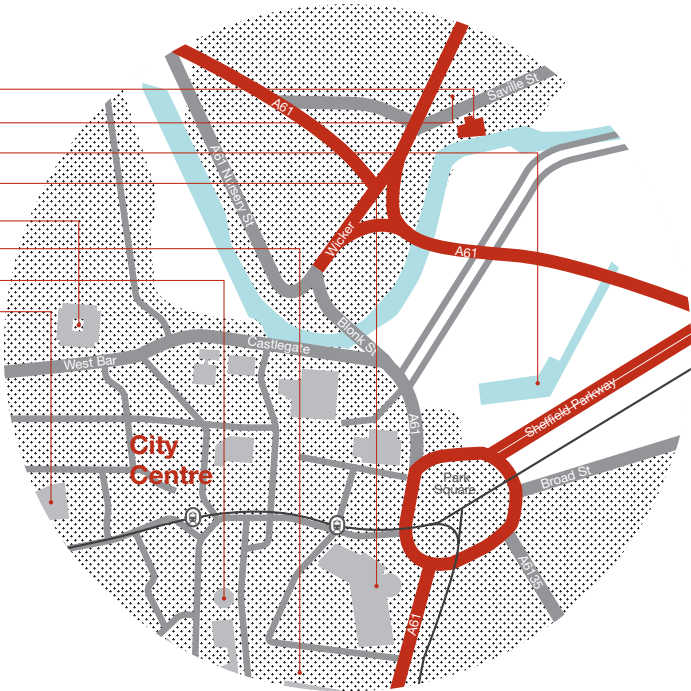
With 700,000 people living only 30 minutes from the city centre, Sheffield has a substantial labour pool. Go a little bit further and there is a population of 1,300,000. The city also has two of the leading universities in the region, with a combined total of 53,000 students. A high proportion stay local after leaving university, which is a sizable employment resource, both before and after graduation.

City Centre	5 mins	
M1 Motorway	10 mins	
Robin Hood Airport	35 mins	
Rotherham	15 mins	
Leeds	40 mins	
Nottingham	55 mins	
Manchester	1hr	
Liverpool	1hr 49 mins	
London	2hrs 7 mins	
Brussels	1hr 20 mins	

Times shown are for general guide use only and are calculated from the nearest station / airport offering that service.



- 1: Saville House
- 2: Proposed Tesco Supermarket
- 3: Victoria Quays
- 4: Ponds Forge Leisure Centre
- 5: Law Courts
- 6: Bus Station
- 7: The Crucible
- 8: Cathedral



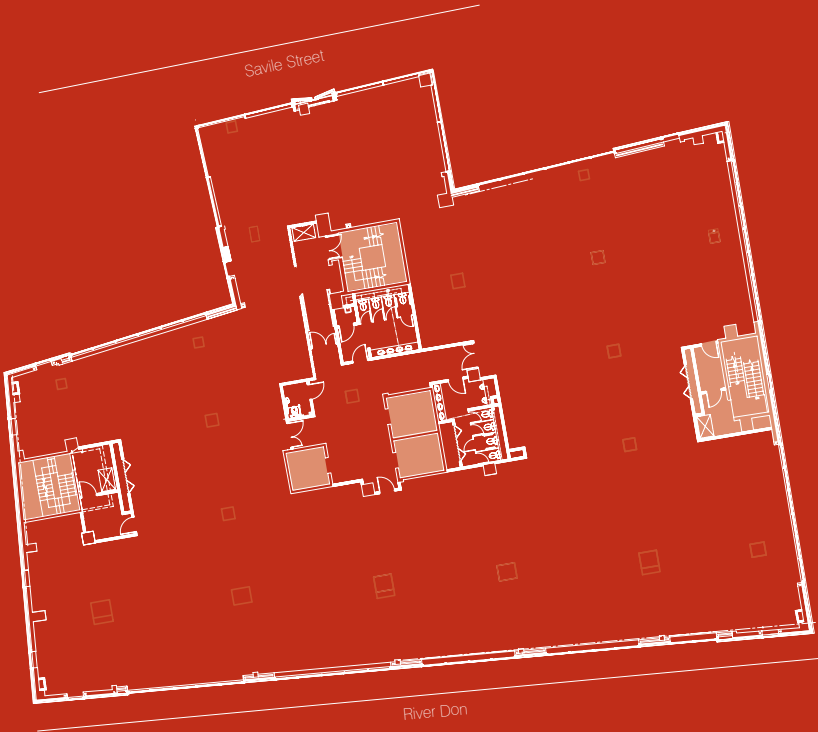
The new Ring Road extension was completed recently and this provides immediate access to the main arterial routes leading in and out of the city. Junctions 33 and 34 are both within 10 or 15 minutes of Saville House.



# Spacious Hub



Ground Floor Total  
5,425 sq ft 504.21 sq m



Typical Floorplan  
from 12,356 sq ft 1,148 sq m

Set over nine levels with some of the largest floorplates in the city, our offices are designed to be flexible to your needs with suites from 5000 sq ft.

Floor	Sq M	Sq Ft
Ground Office 1	213.77	2,292
Ground Office 2	290.44	3,121
Ground Total	504.21	5,425
First	1,150.1	12,379
Second	1,154.35	12,421
Third	1,148	12,356
Fourth	1,152.84	12,409
Fifth	1,148	12,356
Sixth	1,152.84	12,409
Seventh	1,148	12,356
Eighth	1,167.5	12,566
Total	9,725.8	104,687





## Safe Haven

With its own private multi-storey car park, dedicated security and a dramatic reception, Saville House has got all bases covered.



# Simply Hi-tech



From the impressive ground floor reception to the panoramic offices, Saville House has been fitted to the highest standard.

## General Specification

The open plan fitted offices benefit from the following specification:-

- Raised access floor with the benefit of a 100mm void.
- Carpet covering throughout.
- Plastered and painted walls.
- Suspended ceilings.
- Comfort cooling and heating.
- The building benefits from three 21 person passenger lifts.

- LG3 lighting.
- Power – the fitted floors have the benefit of in-situ fitted electricity service from underneath the raised access floor. The building has a power supply of 1200 KVA.
- WCs – All the WCs are fitted out to a designer quality standard throughout the building, including the disabled facilities.

## Further Expansion Space

The adjacent multi-storey car park has been designed to accommodate further structures above the top deck of the car park. These could either be an extension to the car park or alternatively the office accommodation. Further details are available on request.



# Shake Hands

To be properly introduced to Saville House get in touch with  
Tim Bottrill at [tim.bottrill@knightfrank.com](mailto:tim.bottrill@knightfrank.com)



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