



Offices To Let

Suites 6C, 6D & 6F, The Balance, Pinfold Street, Sheffield, S1 2GU

- Suites from 1,272 to 1,918 sq ft
- Quality accommodation in a prestigious central location
- Open plan office space
- A number of proposed amenities on site including showers and changing areas
- Available by way of a new lease on terms to be agreed
- Immediately available

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Location

The Balance is located within the heart of Sheffield city centre, being located on the corner of Trippet Lane and Townhead Street.

There are a number of tram stops at West Street, City Hall and The Cathedral all within a 2 minute walk and Sheffield mainline train station also within a 10 minute walk.

The M1 at Junction 33 is also easily accessed via Sheffield Parkway which is only a 10 minute drive.

The Balance is extremely well located within an established office location and as such benefits from being within easy walking distance to a number of eating, drinking and green spaces within the city centre.

Description

The available accommodation is on the 6th floor and provides open plan office space, having separate meeting rooms, shared kitchen facilities and a manned reception at ground floor.

Accommodation

	Sq Ft	Sq M
Suite 6C	1,918	178.19
Suite 6D	1,272	118.17
Suite 6F	1,453	134.99

EPC

Please contact the agents for further information.

Terms

The property is available by way of a new lease direct from the landlord on terms to be agreed.

The quoting rent is £16.50 per sq ft per annum exclusive.

Car Parking

Car parking is available at 1 space per 1,000 sq ft at an additional cost of £1,500 per space per annum exclusive.

Service Charge

There will be a service charge payable for the management and maintenance of the common parts.

Business Rates

Suite 6C £TBC
Suite 6D £13,000
Suite 6F £14,750

Legal Costs

Each party to pay their own costs incurred in any transaction.

Viewing & Further Information

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Photographs: 2019

Important Notice

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