



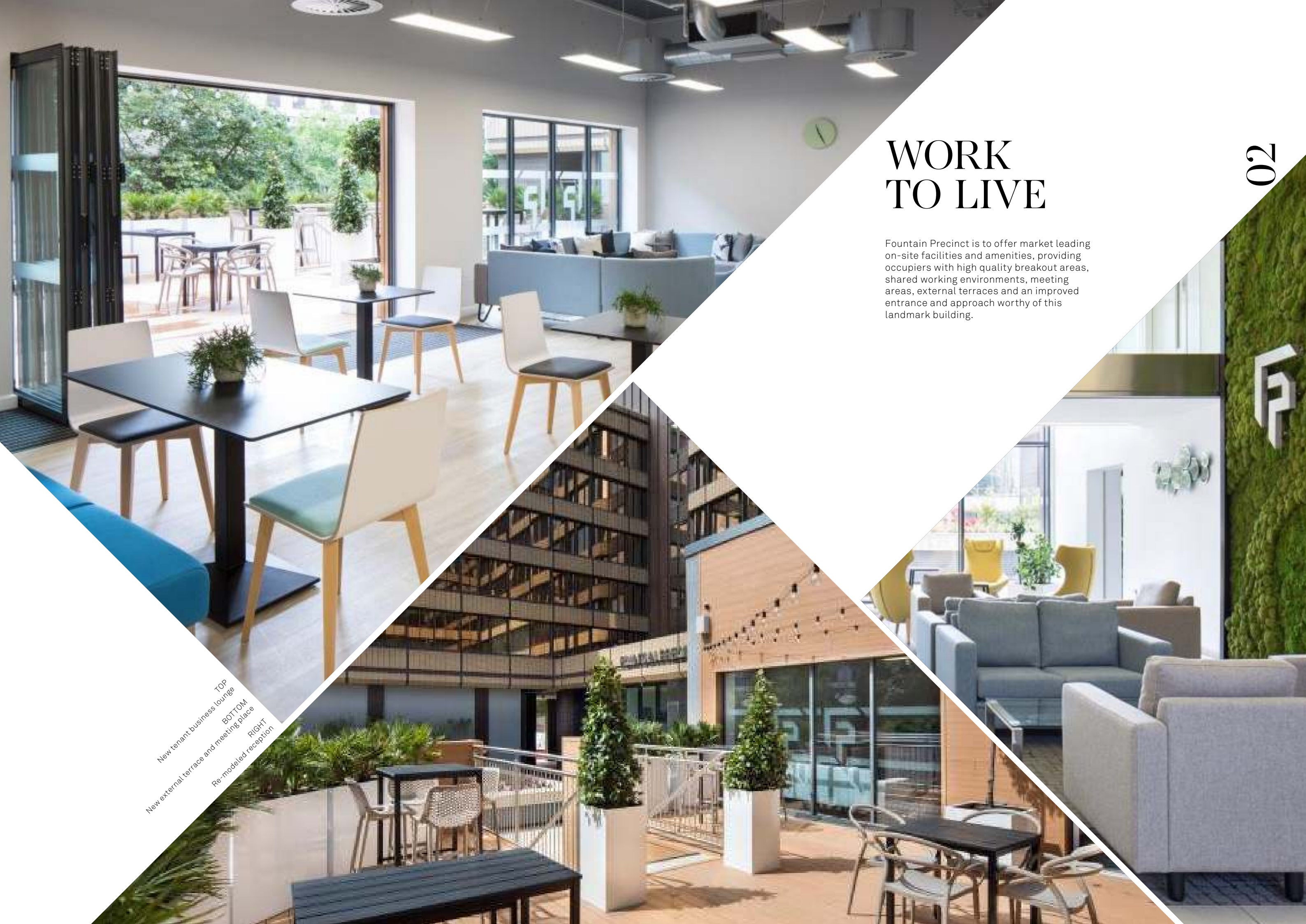
F O U N T A I N
P R E C I N C T

HIGH QUALITY OFFICES IN THE HEART OF SHEFFIELD CITY CENTRE

WORK TO LIVE

Fountain Precinct is to offer market leading on-site facilities and amenities, providing occupiers with high quality breakout areas, shared working environments, meeting areas, external terraces and an improved entrance and approach worthy of this landmark building.

TOP
New tenant business lounge
BOTTOM
New external terrace and meeting place
RIGHT
Re-modelled reception



OFFICE SPACE TO MATCH YOUR STYLE

Bright, flexible office suites which can be tailored to suit your business. Whether it's a contemporary urban feel or sleek, modern fit-out, or a combination of both, Fountain Precinct can deliver office environments to meet the needs of your organisation.



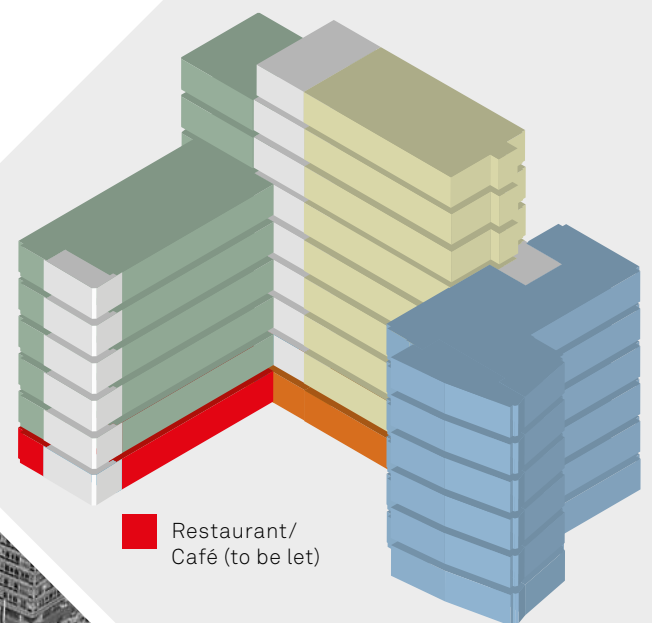
TOP
Urban feel fit-out
BOTTOM
Modern office fit-out

HIGH QUALITY OFFICE SPACE WITH BUILT IN FLEXIBILITY

The floorplates provide bright open plan accommodation ideal for the demands of the modern business.

The accommodation within Fountain Precinct includes:

- New VRF comfort cooling system
- Design capable of operational density of 1:8m²
- Choice of exposed services or suspended ceiling system
- Improved energy efficiency throughout
- New LED lighting
- 24/7 access
- 3 compartment cable trunking
- 6 passenger lifts
- Excellent natural light
- 'Work Lounge' and external terrace exclusively for occupiers use
- Speed gate security access
- Day1 Full Fibre Connectivity available upto 10GB
- Large, double height reception
- Concierge reception
- Modern WC's on each floor
- Shower and changing areas
- Secure basement car park
- Secure cycle parking



Restaurant/
Café (to be let)

Main Entrance/
Tenant Amenities

City Hall

Leopold Sq

Leopold St.
Reception

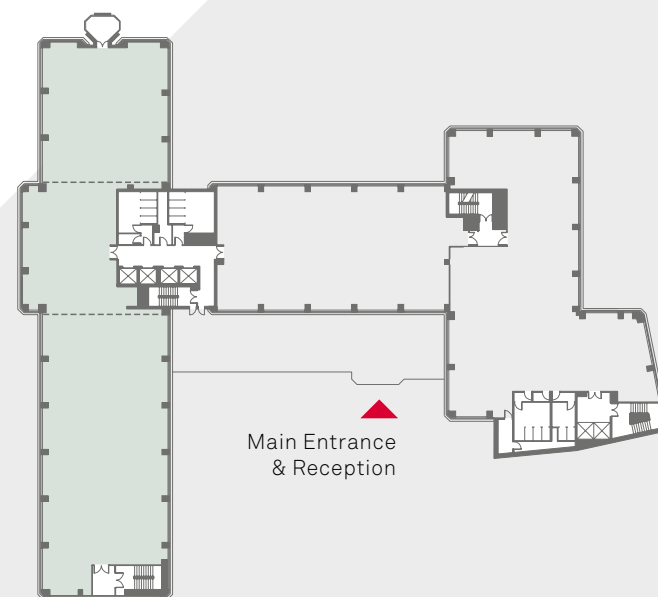
Fargate

John Lewis

Fountain Precinct has 3 main wings and 2 reception areas allowing suites to be combined vertically or horizontally.

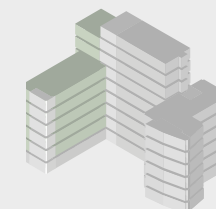
BALM GREEN WING

The Balm Green Wing is the largest of the three wings at Fountain Precinct. With a single floorplate of approx 8,600 sq ft. This wing can accommodate requirements from as little as 1,700 sq ft on Levels 6, 7 or 8.



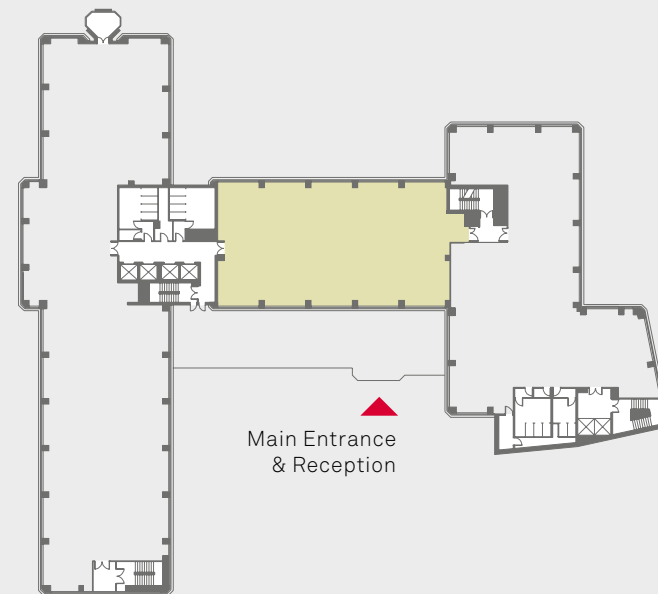
Main Entrance
& Reception

Leopold St
Entrance



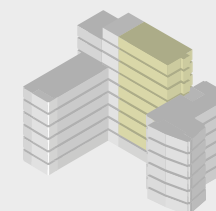
ORCHARD LANE WING

The Orchard Lane Wing is situated right at the core of the building with floor plates up to 3,850 sq ft capable of subdivision.



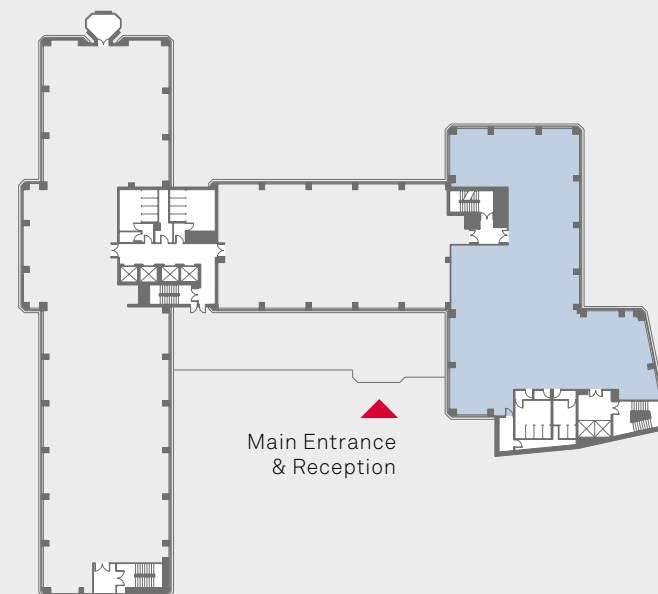
Main Entrance
& Reception

Leopold St
Entrance



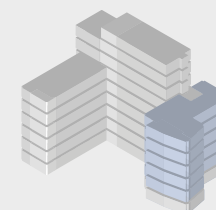
LEOPOLD WING

The Leopold Wing has floorplates of approx 4,800 sq ft, offering views from every angle. This area can be accessed from the Leopold Street or Barkers Pool receptions.



Main Entrance
& Reception

Leopold St
Entrance



THE HEART OF SHEFFIELD

The prime location of the accommodation allows easy access to all the amenities offered by the city centre and benefits from a fantastic transportation network being serviced by bus, Supertram and the national train network. The M1 motorway is also 15 minutes away by car.

next

The Light Cinema

H&M

MARMADUKES
BEST MADE

JOHN LEWIS
& PARTNERS

FOUNTAIN
PRECINCT

PITCHER
& PIANO

Turtle Bay

City Hall

SLUG
& LETTUCE

Zizzi
ITALIAN

wagamama

LEOPOLD
HOTELS

ALL-BAR-ONE

COSTA
COFFEE

Stagecoach
SUPERTRAM

STARBUCKS
COFFEE

M&S

Peace Gardens

Town Hall

Mercure
HOTELS

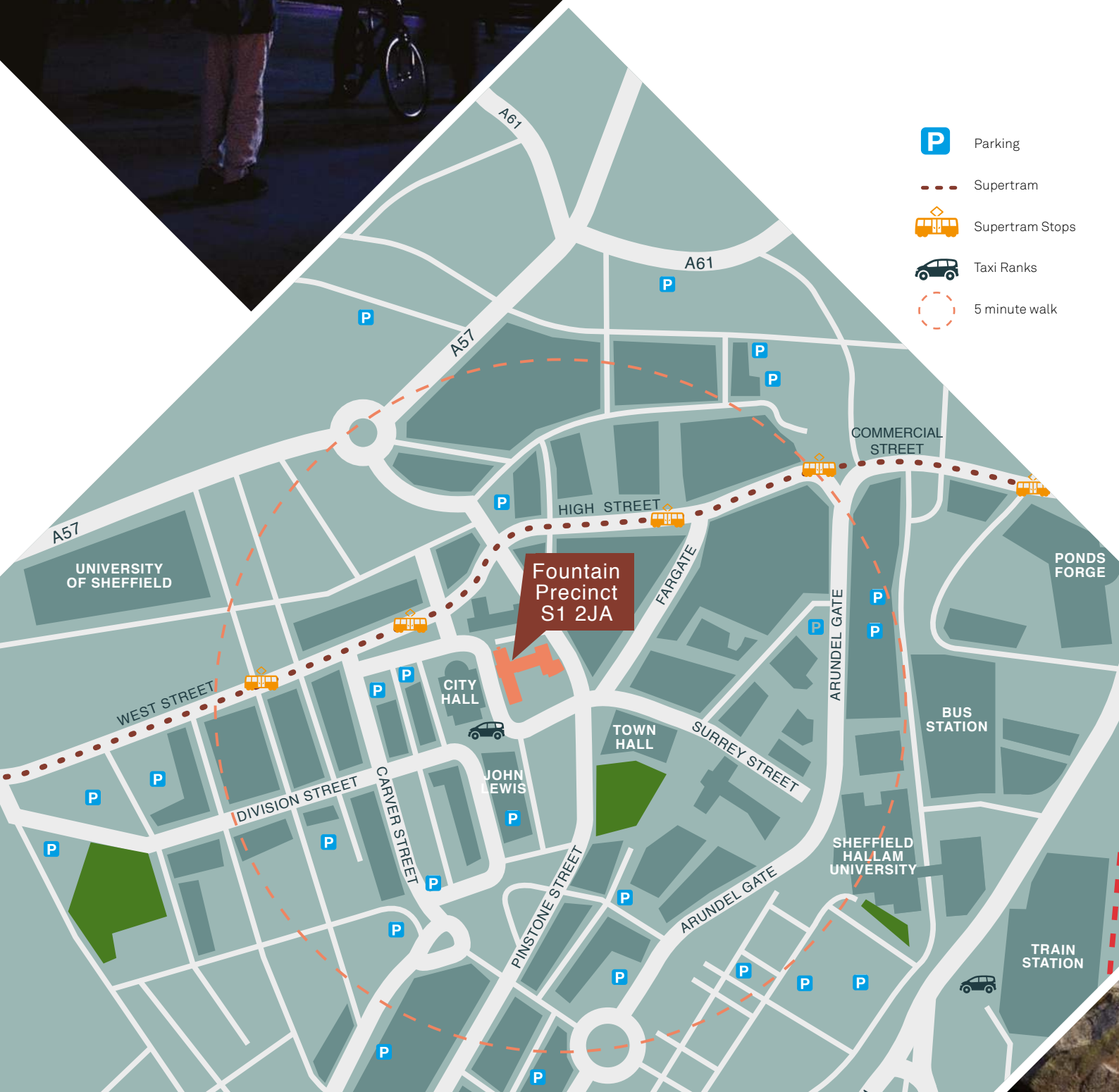
Winter Garden



TOP
Sheffield City Hall

LOCATION

The prime location of the accommodation allows easy access to all the amenities offered by the city centre and benefits from a fantastic transportation network being serviced by bus, Supertram and the national train network. The M1 motorway is also 15 minutes away by car.



- Parking
- Supertram
- Supertram Stops
- Taxi Ranks
- 5 minute walk



RIGHT
Leopold Square
BELOW
Sheffield Supertram
Cathedral Stop
BELOW
Towards Sheffield Train Station



TOP RIGHT
Mountain biking in the
Peak District National Park
MIDDLE
The Moor Shopping
LEFT BOTTOM
Rock Climbing in the
Peak District National Park



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