



THE BALANCE

5,570 Sq Ft of Premium Office Accommodation in Sheffield City Centre

www.thebalancesheffield.co.uk



THE BUILDING

The Balance is a landmark office building situated in the heart of Sheffield City Centre. The property has a proven track record of being a sought after location for many businesses who are attracted to both the location and the high quality offering. The Balance is now home to some of the city's best known occupiers, including Plusnet, KPMG, Regus and Horwich Farrelly.

THE SPACE

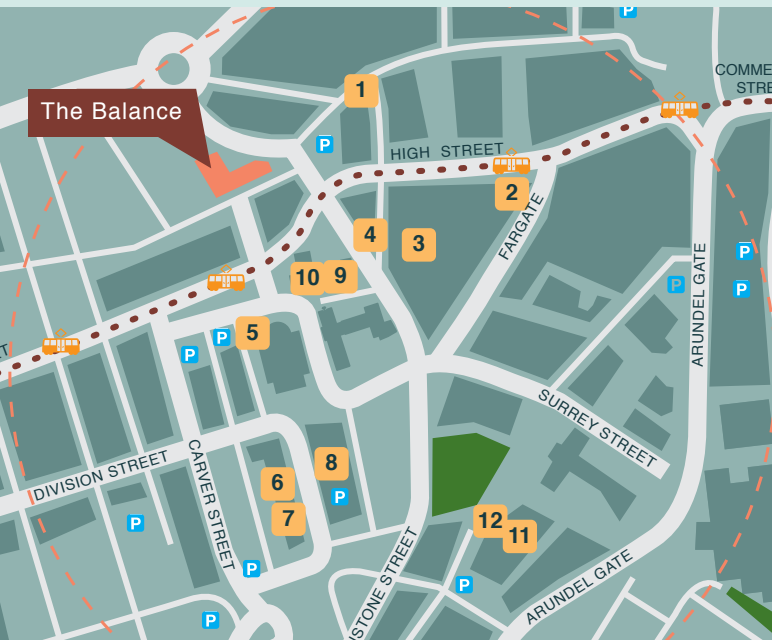
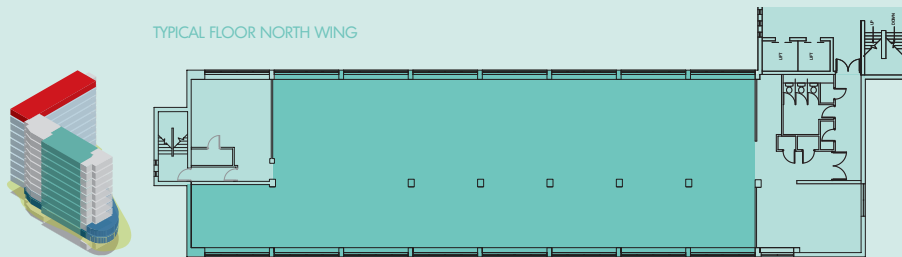
A self contained office suite has now become available within the property, comprising 5,570 sq ft on the 9th floor, with vistas over the city and the central courtyard below.

The office suite is fitted out to include the following:

- Fully fitted kitchen area
- Board room
- Private offices and meeting rooms
- Large open plan working area
- Air conditioning
- Suspended ceiling with LED Lighting.

The Balance also offers a wide range of facilities for the benefit of all Tenants, including:

- WiFi to communal areas
- Secure cycle parking area
- Showers, changing and locker areas
- Manned concierge reception facility
- Communal courtyard and break out area
- 4 x Passenger Lifts serving all levels
- Undercroft car parking



LOCATION

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. This location has excellent transport links with direct access by car from Broad Lane as well as the Sheffield Super Tram and numerous bus routes running adjacent. Sheffield Midland Train Station is also within a short walk. The building is easy to access and is located in an area that boasts plenty of amenities including:

1. Couch Coffee
2. Pret a Manger
3. Costa Coffee
4. All Bar One
5. Slug and Lettuce
6. Turtle Bay
7. Pitcher and Piano
8. John Lewis
9. Wagamama
10. Zizzi's
11. Picolinos
12. Nero Coffee

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