



THE SQUARE

2 BROAD STREET WEST - SHEFFIELD S1 2BQ

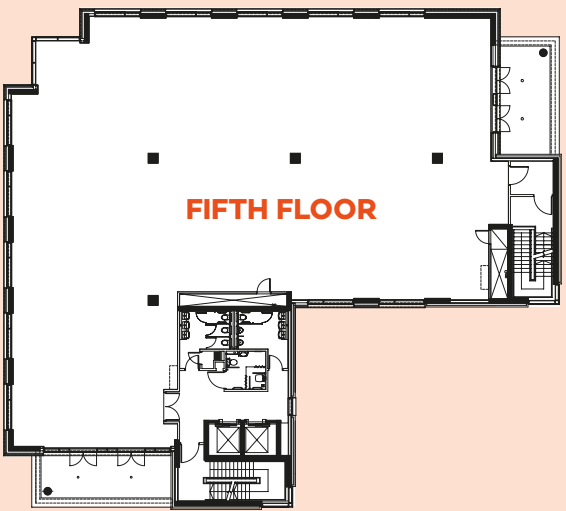
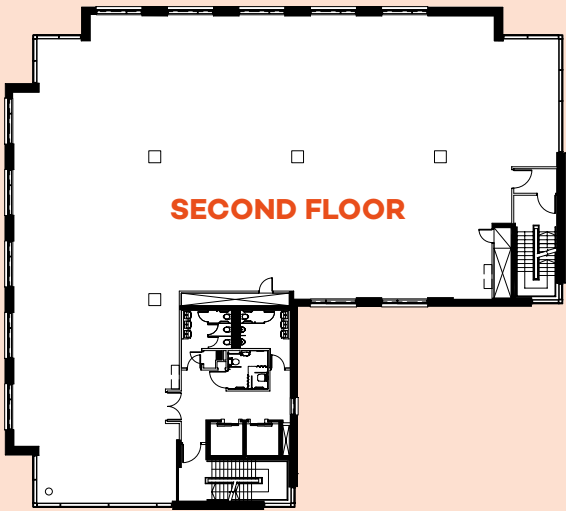
PRESTIGIOUS OFFICE DEVELOPMENT TO LET. 1,485 - 14,222 SQ FT



The Square is a prestigious office development prominently located at the head of the A57 Sheffield Parkway. At the heart of the principal gateway to Sheffield city centre, this Grade A office space benefits from excellent connectivity to the city's amenities and all major motorway networks.

PROMINENT CONNECTED SPACIOUS THE SQUARE





**INDICATIVE 2ND FLOOR
SPACE PLAN**
Floor plan shows potential indicative split option

The Square comprises a six storey office building which has been refurbished to provide high specification accommodation, including the following features;



BREEAM 'VERY GOOD'



SUSPENDED CEILINGS



**LED LIGHTING
ON 2ND FLOOR**



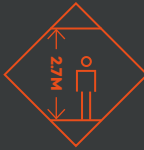
DDA COMPLIANT



**FOUR PIPE FAN COIL
AIR CONDITIONING**



**2 x 13-PERSON
PASSENGER LIFTS**



**2.7M FLOOR TO
CEILING HEIGHT**



**FULL ACCESS
RAISED FLOORS**



TERMS

The offices are available in whole or in part by way of a new full repairing and insuring lease for a term of years to be agreed.

EPC

EPC rating D

RATEABLE VALUE

The ingoing tenants will be responsible for all rates and taxes levied on the accommodation. Interested parties are to contact the Local Rating Authority in respect of this.

VAT

All reference for price, premium or rent are deemed exclusive of VAT unless expressly stated otherwise.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

ENERGETIC VIBRANT INNOVATIVE SHEFFIELD IS...

1

HOME TO TWO OF THE LARGEST UNIVERSITIES IN THE UK, WITH A STUDENT POPULATION OF OVER 60,000.

2

A DRIVER OF ECONOMIC GROWTH IN THE NORTH AND SIGNIFICANT PLAYER IN THE NORTHERN POWERHOUSE AGENDA.

3

AMONG THE TOP 10 MOST POPULOUS CITIES OF UK, WITH A POPULATION OF 576,000.

4

A WELL CONNECTED CITY WITH MANCHESTER UNDER AN HOUR AWAY AND LONDON TWO HOURS BY TRAIN.



Sheffield Railway Station

Park Square

Ponds Forge Sports Centre

Bus Interchange

Sheffield Hallam University

Winter Gardens

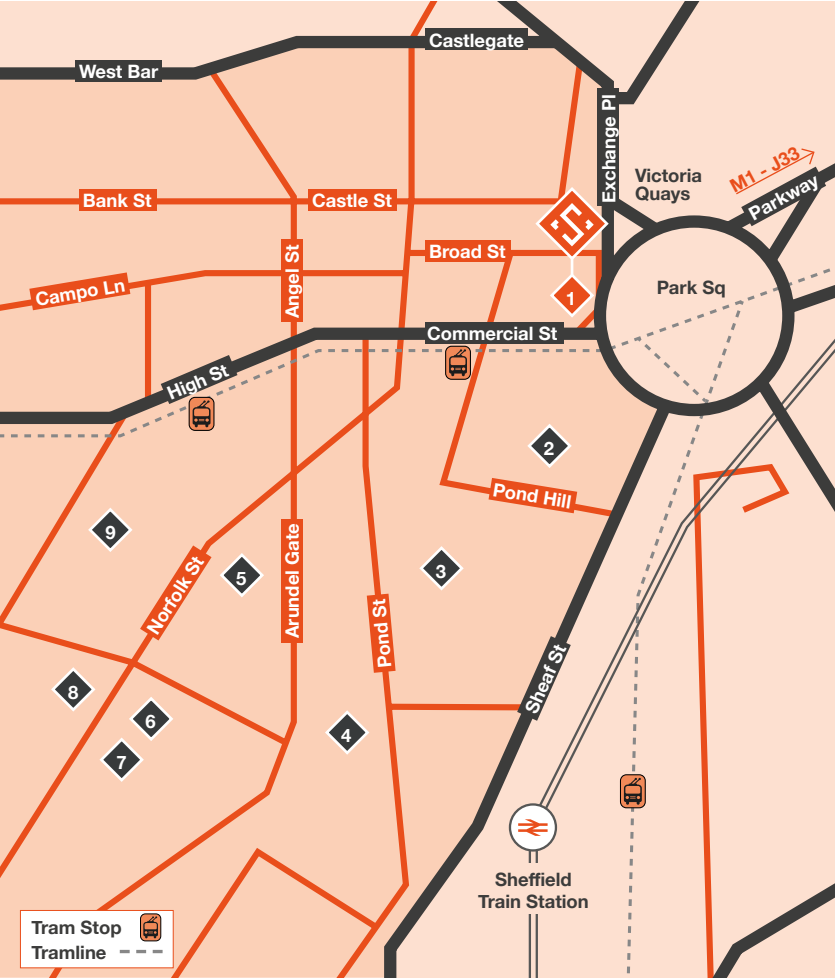
Crucible Theatre

Peace Gardens

Sheffield City Hall

The building is situated within a five minute walk from the city centre and Sheffield railway station whilst also having direct M1 motorway access via A57 Sheffield Parkway.

- 1 The Square
- 2 Ponds Forge Sports Centre
- 3 Bus Interchange
- 4 Sheffield Hallam University
- 5 Crucible Theatre
- 6 Winter Gardens
- 7 Millennium Gallery
- 8 Peace Gardens
- 9 Fargate



Tram Stop
Tramline

Sheffield
Train Station



THE SQUARE

SHEFFIELD S1 2BQ



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