



DISCOVER DEARING HOUSE SHEFFIELD

TO LET NEWLY REFURBISHED OFFICES
IN A UNIQUE BUILDING

SUITES FROM 2,325 sq ft





DESCRIPTION

Dearing House provides modern contemporary office accommodation behind an attractive, period façade. The property is accessed via a high quality reception area, providing access through to the lift lobby and offices suites on various floors.



HIGH QUALITY, CONTEMPORARY OFFICES WITHIN AN ATTRACTIVE PERIOD FACADE

SPECIFICATION

- Raised access floor
- Air conditioning
- Open plan office suites
- Suspended ceilings
- LED lighting
- 2 x passenger lifts
- New toilet facilities on each floor
- Excellent parking ratio within basement car park
- Cycle parking provision in secure car park
- Male and female showers & changing areas with lockers



ACCOMMODATION

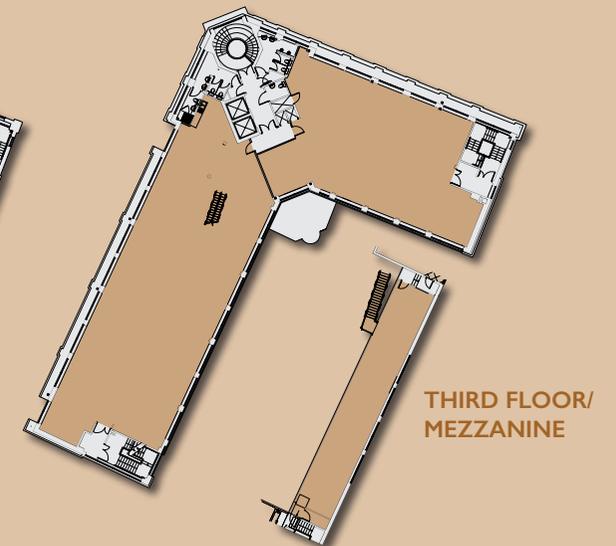
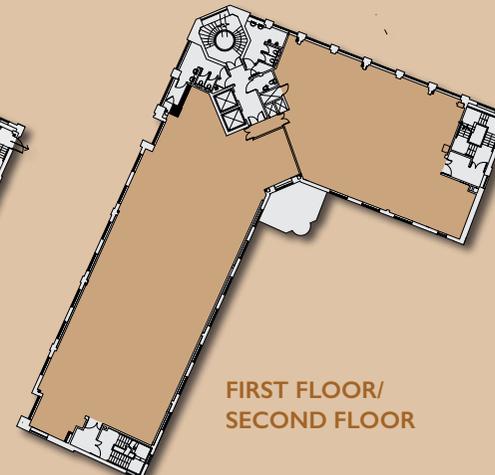
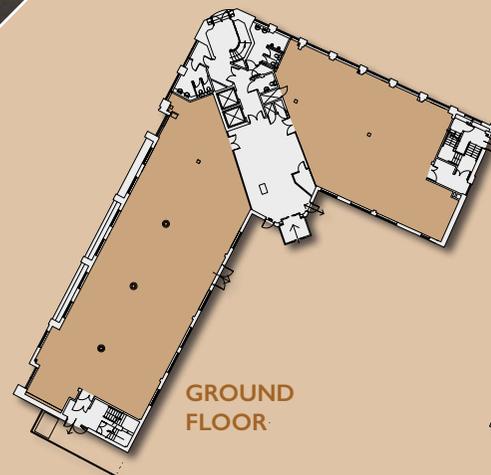
The property provides the following Net Internal Areas:

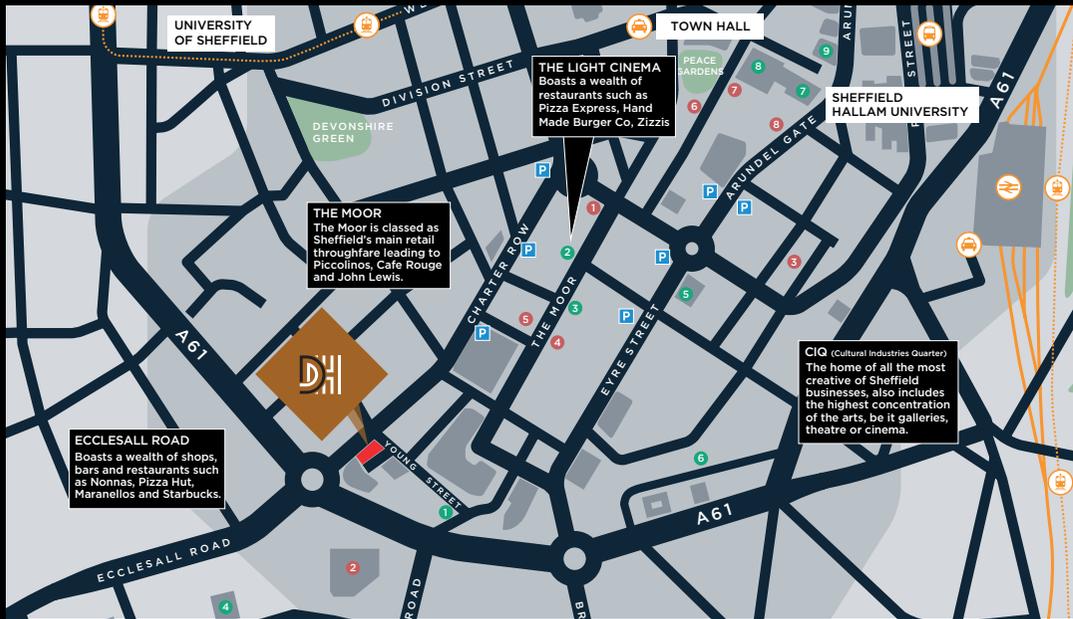
AREA	NORTH WING	SOUTH WING
Ground Floor	2,345 sq ft	3,885 sq ft
1st Floor	2,350 sq ft	LET
2nd Floor	LET	LET
3rd Floor + Mezzanine	2,409 sq ft	LET

CURRENT TENANTS



FLOOR PLANS





Leisure

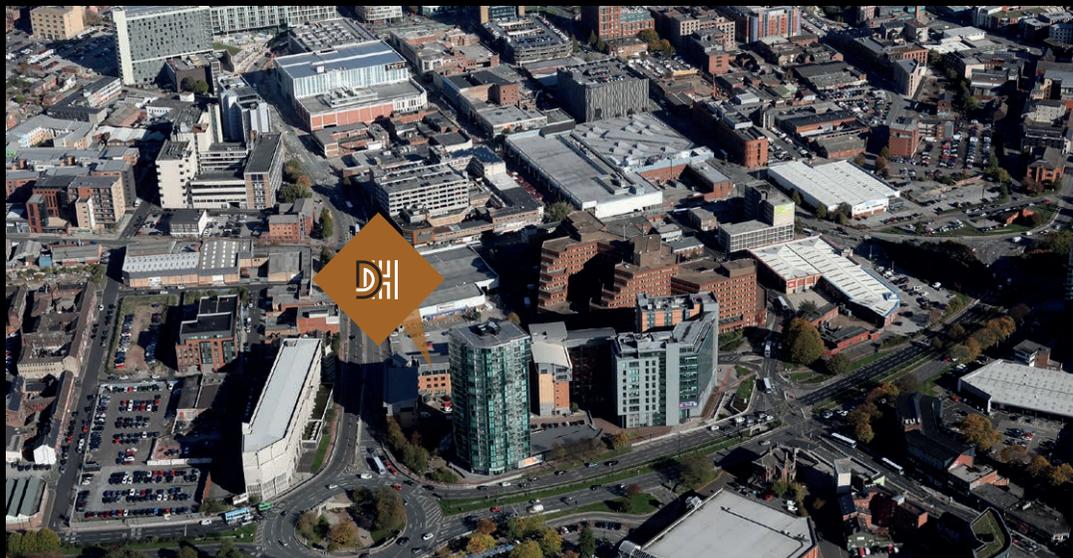
- 1 Premier Inn
- 2 The Light
- 3 Costa Coffee
- 4 Nuffield Health
- 5 Jurys Inn
- 6 99 Mary Street
- 7 Millennium Galleries
- 8 Mercure Hotel
- 9 Central Library

Shops/Restaurants

- 1 Debenhams
- 2 Waitrose
- 3 Tampa Coffee
- 4 New Market Hall
- 5 Sainsbury's
- 6 Browns & Co
- 7 Picolinos
- 8 Pizza Express/ Cosmos/Smoke

Transport Links

- Train Station
- Tram Stop
- Bus Station
- Taxi Rank
- Parking
- Railway
- Tram Lines



PROVEN LOCATION

Dearing House's prime city centre position, fronting the inner ring road allows excellent road links to the surrounding area and the M1 motorway via Sheffield Parkway.

Dearing House overlooks Ecclesall Road, which in turn provides direct access to the south western suburbs and out to the Peak District National Park. All of Sheffield City Centre's numerous amenities are on the doorstep, and its just a short walk to a wide array of transport links including Sheffield Central railway station and transport interchange where numerous bus routes link to the wider Sheffield area. Sheffield is the major city within South Yorkshire with a population in excess of 600,000 benefiting from two leading Universities and is home to a wide range of national corporate occupiers.

VIEWINGS

For further information, please contact the sole agents:

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