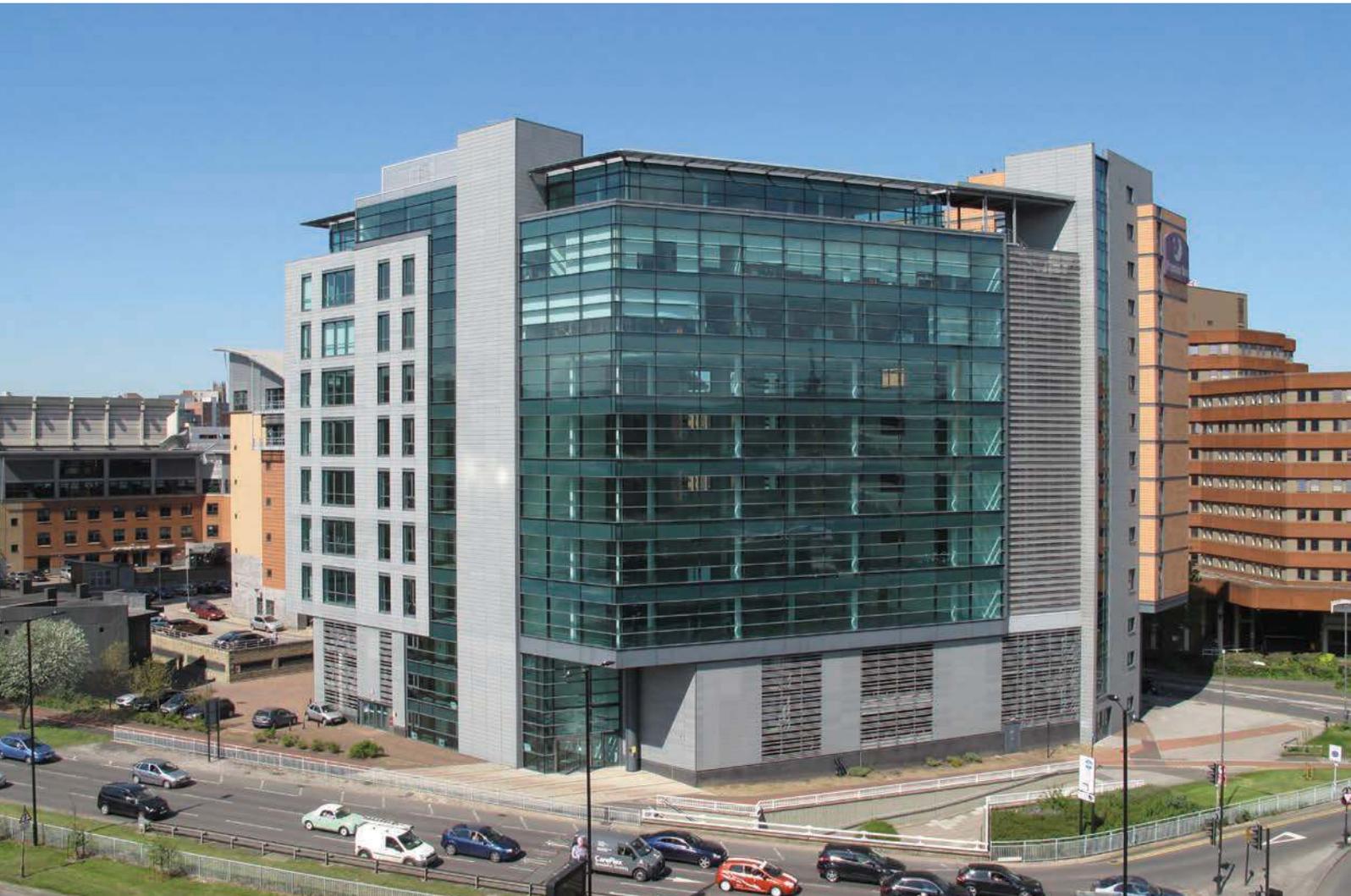


RAISE YOUR PROFILE



- 59,729 sq ft (5,549 sq m) Prime Grade A Offices
- City centre location fronting inner ring road
- Suites from 4,842 sq ft (449.8 sq m)
- 2 levels of under croft car parking
- Available now

PROVEN LOCATION



Sheffield is the major city within South Yorkshire with a population in excess of 600,000 benefiting from 2 leading Universities and is home to a wide range of national corporate occupiers.

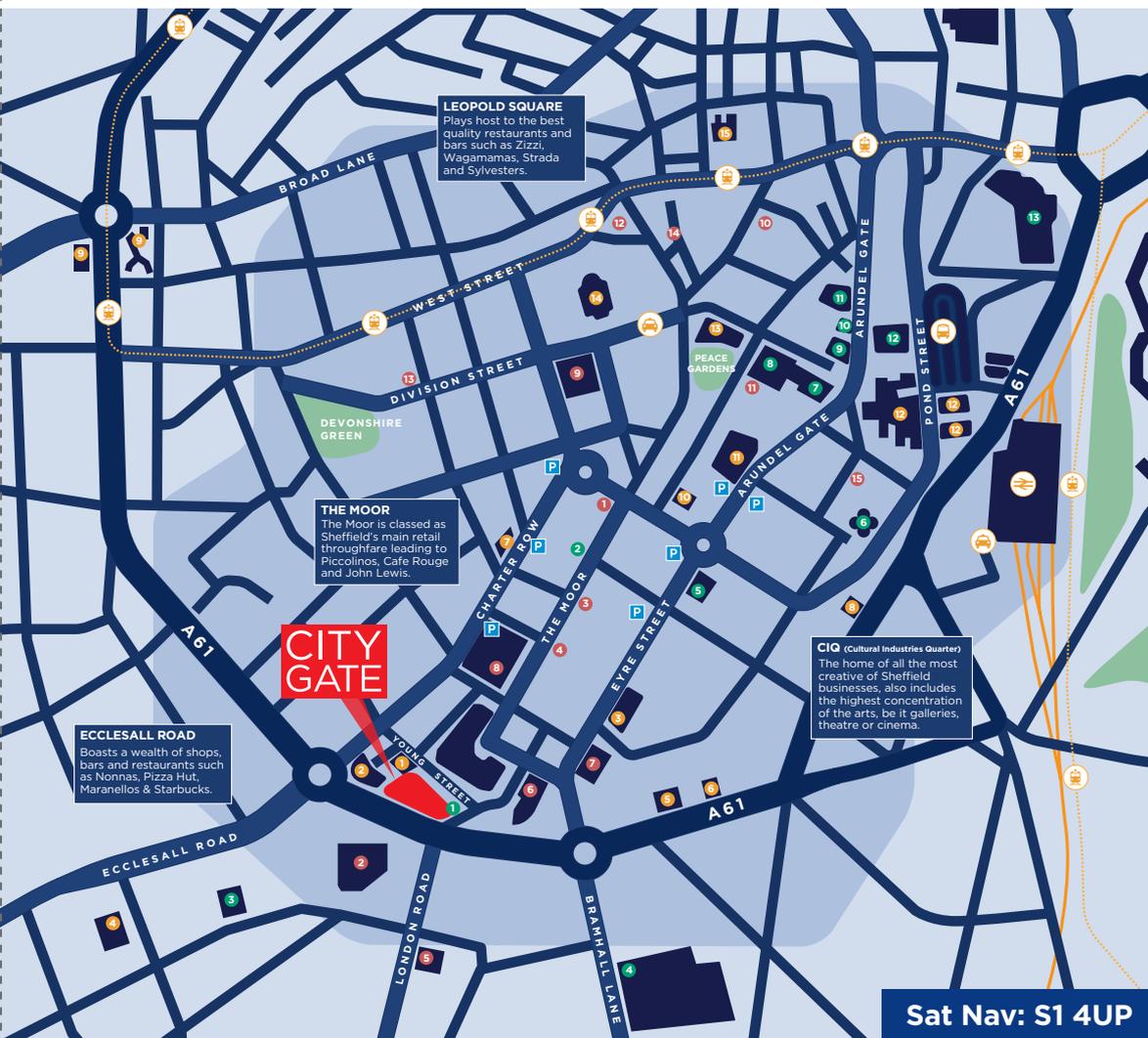
CityGate is a short walk away from a wide array of transport links including Sheffield Central railway station and transport interchange where numerous bus routes link to the wider Sheffield area.

The building offers substantial corporate presence and a lively working environment.

IN GOOD
COMPANY



A LEADING CITY FOR BUSINESS



CityGate overlooks Ecclesall Road, which in turn provides direct access to the south western suburbs and out to the Peak District National Park.

Its city centre position, fronting the ring road allows excellent road links to the surrounding area and also to the M1 motorway via the Sheffield Parkway.

Local Occupiers

- 1 Inland Revenue
- 2 UFI
- 3 South Yorkshire Fire HQ
- 4 Aviva
- 5 Tribal
- 6 Mott Macdonald
- 7 Westfield Health
- 8 BBC Radio Sheffield

- 9 University of Sheffield
- 10 Sheffield City Council
- 11 St Pauls Place
- 12 Sheffield Hallam
- 13 University
- 14 Town Hall
- 15 City Hall
- 16 St Peter & Paul Cathedral

Leisure

- 1 Premier Inn
- 2 The Light Cinema
- 3 Nuffield Health & Fitness
- 4 Bramall Lane
- 5 Football Ground
- 6 Jurys Inn
- 7 The Hubs
- 8 Millennium Galleries
- 9 Winter Gardens
- 10 Central Library
- 11 Lyceum Theatre
- 12 Crucible Theatre
- 13 Odeon Cinema
- 14 Ponds Forge

Shops/Restaurants

- 1 Debenhams
- 2 Waitrose
- 3 Costa
- 4 New Market Hall
- 5 Sainsbury's Local
- 6 Staples
- 7 Decathlon
- 8 Atkinsons
- 9 John Lewis
- 10 Marks & Spencer
- 11 Piccolinos
- 12 Strada
- 13 Pizza Express
- 14 Orchard Square
- 15 Silversmiths

Additional Key

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

SPECIAL WELCOME

The impressive triple height entrance foyer is light and spacious, providing both corporate presence and a welcoming atmosphere for occupiers and clients alike.



CITY GATE

The floors are designed to meet all the requirements of a modern business whilst providing maximum flexibility.

The floor plates provide open plan accommodation with glazing providing high levels of natural light and amazing views across the city and beyond.



Built to the highest specification, these impressive offices have been carefully planned to make your working day as comfortable and efficient as possible.



FIRST CLASS SPECIFICATION

CityGate is a Grade A office building, designed to the highest specification to meet your business needs.

SPECIFICATION

- Full raised access floors 150mm clear void
- Floor to ceiling height of 2.75m
- LED Lighting
- Comfort cooling and heating
- Occupancy sensors and daylight compensation control
- Male, female & disabled WC's on each floor
- Spectacular triple height glazed reception
- Secure on-site car park
- Shower facilities available
- Fully DDA compliant
- 3 high speed 13 person passenger lifts
- EPC Rating B
- 24 hour access
- Secure cycle cages

ACCOMMODATION

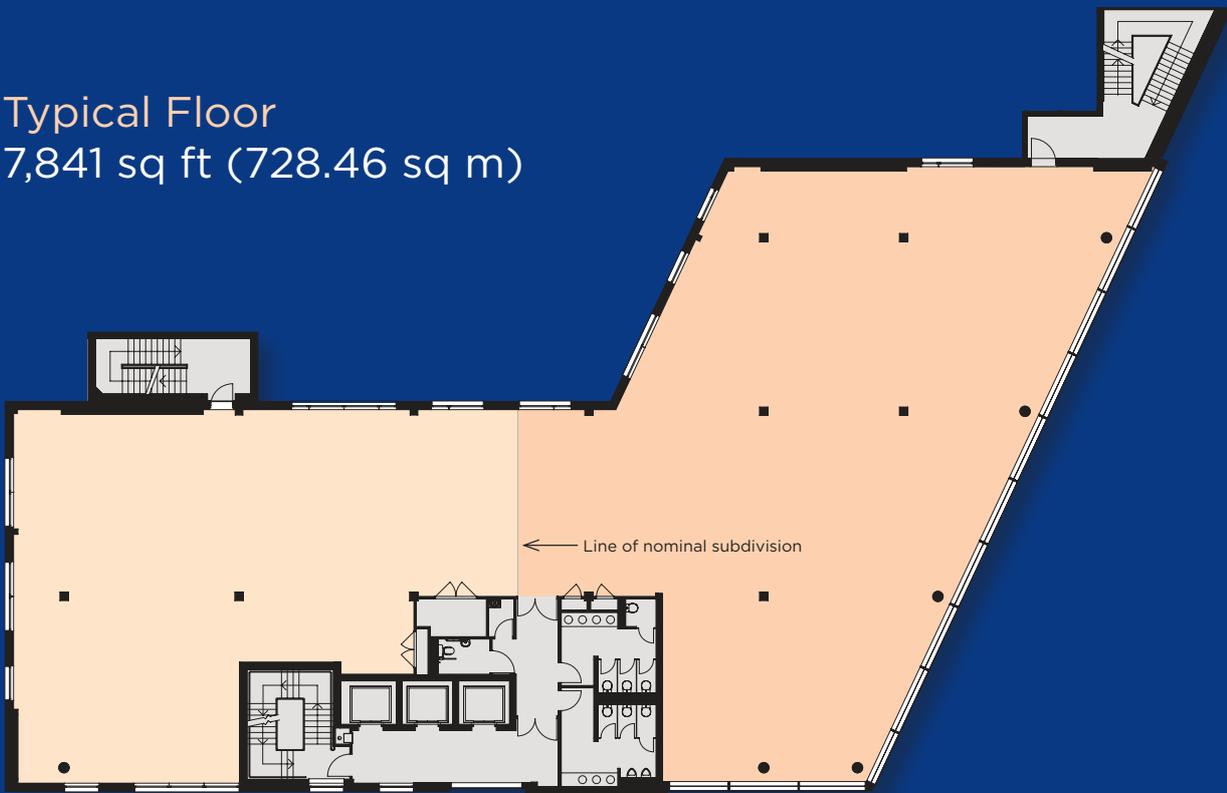
Approximate Schedule of Areas

Floor	Sq Ft	Sq M	Parking
Tenth	4,842	449.86	5
Ninth	7,841	728.46	7
Eighth	7,841	728.46	7
Seventh	7,841	728.46	7
Sixth	7,841	728.46	7
Fifth	7,841	728.46	7
Fourth	7,841	728.46	7
Third	7,841	728.46	7
Second	Parking		
First	Parking		
Total	59,729	5,549	54 +4 visitors

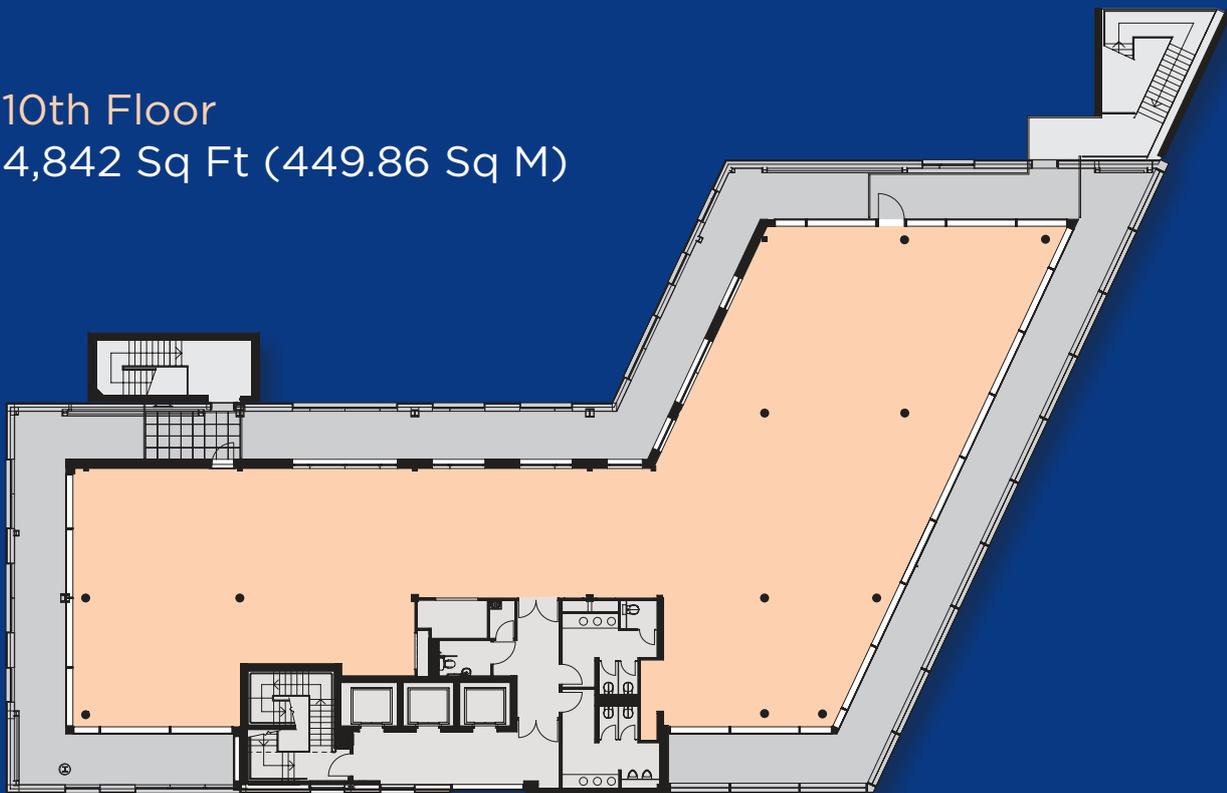
FIRST RATE VIEWPOINT



Typical Floor
7,841 sq ft (728.46 sq m)



10th Floor
4,842 Sq Ft (449.86 Sq M)



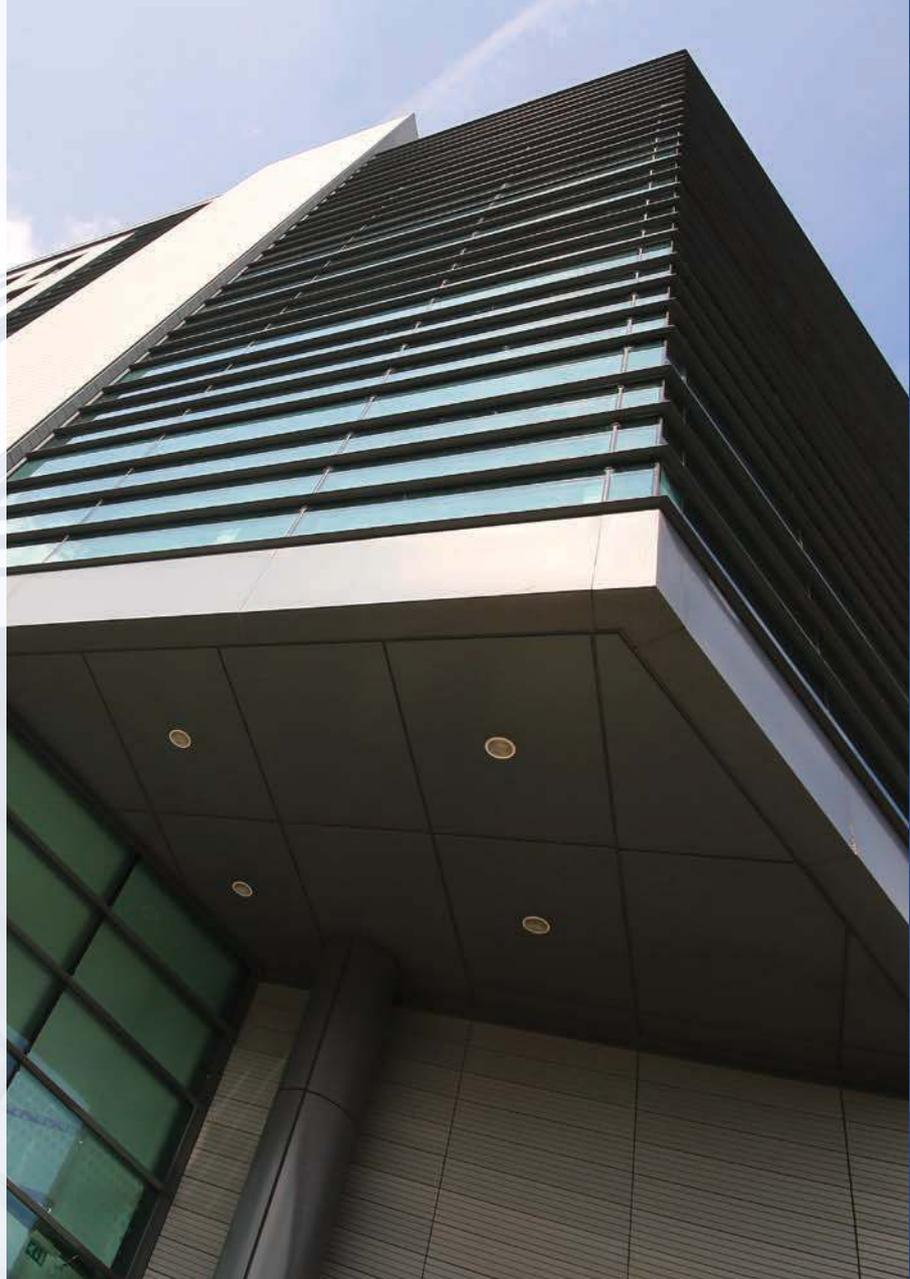
CITY GATE

AVAILABILITY

The office suites are available immediately on new lease terms to be agreed.

WEBSITE

www.citygate-s1.co.uk



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