



## Prime Grade-A Office to Let 2,951 Sq Ft (274.15 Sq M)

- Market leading, Grade A specification
- Unrivalled location for transport links
- Excellent natural light with panoramic glazing

# Prime Grade-A Office to Let

## 2,951 Sq Ft (274.15 Sq M)

### Location

Sheffield Railway Station sits directly opposite Sheffield DC, with Sheffield Bus Interchange immediately behind. The Fitzalan Square / Ponds Forge Supertram stop is only 5 minutes walk away. Reaching here by car is just as easy. Park Square roundabout is only 300 yards away, leading to Sheffield Parkway and the Don Valley corridor with swift connections to J33 and J34 of the M1 only 6 minutes away.

### Description

The property is part of the Sheffield Digital Campus, aimed at providing creative, digital and technology-led companies with modern business accommodation in an excellent location. The property benefits from the most prominent office location in the heart of Sheffield's City Centre - approximately 100m from the entrance to Sheffield Railway Station. The available suite is situated on the ground floor and benefits from a majority open plan layout with multiple meeting rooms and breakout areas. Ventana House is built to market leading specification:

- BREEAM rating: very good
- Impressive ground floor receptions with full height atriums
- Undercroft car parking available
- Electric vehicle charging points
- Top floor roof terrace
- Raised access floors throughout
- Suspended ceilings
- LED lighting
- Air conditioning
- Sprinkler system
- 24 hour access
- Fully DDA compliant
- Lifts
- Showers and changing facilities
- Drying rooms and lockers available
- Secure cycle storage, with electric charging points and repair station

### Accommodation

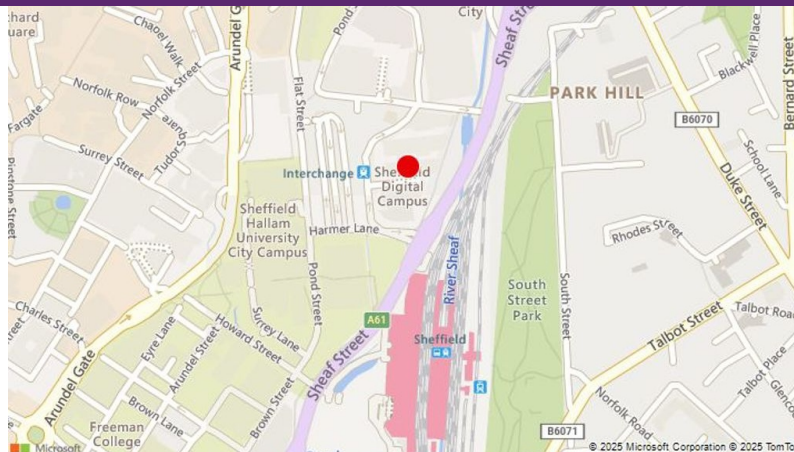
DESCRIPTION	SQ FT	SQ M
Part Ground Floor	2,951	274.15
<b>TOTAL</b>	<b>2,951 SQ FT</b>	<b>274.15 SQ M</b>

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: [rob@cpp.uk](mailto:rob@cpp.uk)

T:

M:

E: \_

June 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.