



Central Grade-A Office

7,000 - 26,079 Sq Ft (650.3 - 2,422.74 Sq M)

- Close to amenities and public transport links
- Parking available
- On-site gym, café, shower and cycle facilities
- Large open floor plates

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Location

Sheffield is the UK's most centrally located city region laying adjacent to the M1 Motorway. It is the commercial, administrative and retail centre of South Yorkshire.

1 North Bank is located on the banks of the River Don, with frontage onto Blomk Street, in the 'Riverside' area of the city. The location benefits from good public transport accessibility including bus, rail, and supertram only 5 minutes away. The inner ring road is also within close proximity, providing good access to the motorway network via the Parkway (A630/A57) to Junction 33 of the M1.

Description

1 North Bank is an imposing 5 storey u-shaped office building of steel framed construction with curtain wall glazing and clad elevations. The property had a total Net Internal Area of 62,819 sq ft and benefits from two cores at either end of the building. The property comprises a Grade A office building with a BREEAM 'Very Good' rating and features the following high specification:

- Double core
- Tenant Gym and Café
- Feature glazed reception
- Raised access floors
- Comfort cooling
- Four passenger lifts serving all floors (two in each core)
- Flexible floor plates
- 2.7m finished floor to ceiling heights
- Car parking ratio of 1:897 sq ft
- Cycle racks and extensive shower facilities
- Full DDA access

Floors can be sub-divided to create smaller suites from 7,000 sq ft

Accommodation

DESCRIPTION	SQ FT	SQ M
3rd Floor	14,069	1,307.01
4th Floor	12,010	1,115.73
TOTAL	26,079 SQ FT	2,422.74 SQ M

VAT

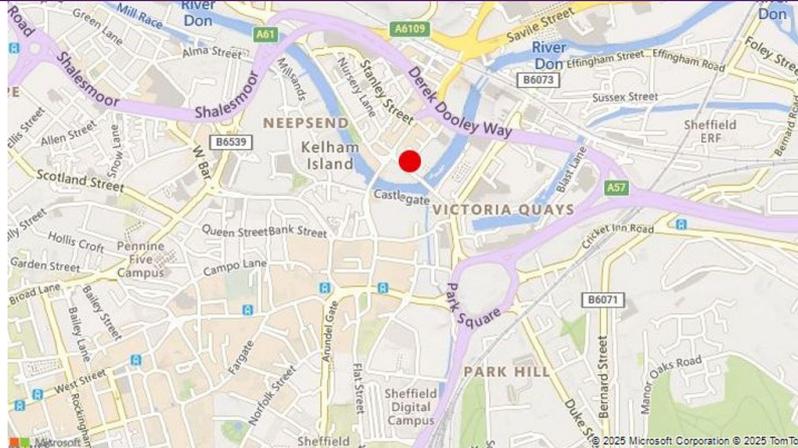
All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



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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
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