# Castle House, Angel Street

SHEFFIELD, S3 8LN

## 6,781 - 45,740 Sq Ft

(629.95 - 4,249.25 Sq M)

QUOTING TERMS

## £6
## On Application





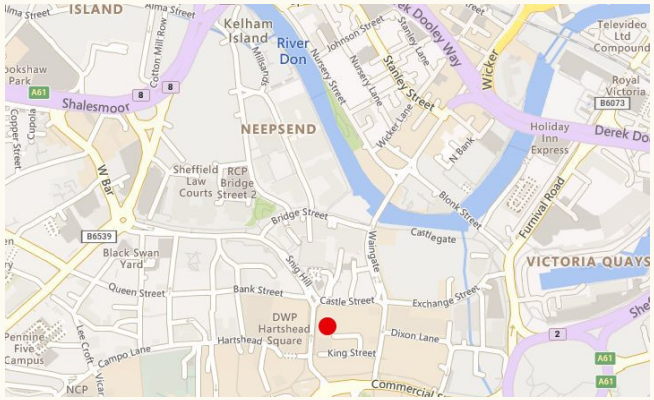




# Castle House, Angel Street
# Sheffield, S3 8LN

## LOCATION

Castle House is pioneering the transformation of Castlegate, the fast developing historic heart of the City. This iconic, brutalist building offers a unique cultural and economic platform to Sheffield. It has provided a home for tech and digital start up and scale up businesses as well as being home to the National Videogame Museum and the Kommune foodhall. Sitting in a commanding position, level 3 was home to the Brightside & Carbrook Co-Op board and a remarkable 'silver service' restaurant which was the talk of the town in the 60's.




## DESCRIPTION

The building offers available modern office suites, varying in size and specification to suit a range of occupier requirements. Throughout the building, suites share a distinctive character shaped by original hardwood floors, raw concrete surfaces and pillars, exposed modern services and high ceilings, creating genuinely characterful opportunities.

Suites can be taken individually or combined to create larger, bespoke accommodation, allowing businesses and their teams to thrive within a setting that fosters a strong sense of community and belonging.

## ACCOMMODATION

| Area | Sq M | Sq Ft |
|---|---|---|
| First Floor Suite B | 734.93 | 7,911 |
| Second Floor Suite A & B | 1,739.37 | 18,723 |
| Third Floor Suite A | 629.95 | 6,781 |
| Third Floor Suite B | 1,144.99 | 12,325 |

## TERMS & INFORMATION

### Terms

New lease terms to be agreed

### EPC Rating

EPC Available upon request

### VAT

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

### Anti-Money Laundering (AML)

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

## Further Information

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