

COMING SOON
— UNDER
REFURBISHMENT

3

ST PAUL'S PLACE

NEW FULLY FITTED GRADE A
OFFICE SUITES TO LET

SUITES FROM 1,998 SQ FT TO 4,878 SQ FT

Sheffield S12JF

www.3stpaulsplace.com

Work Beautifully

PLACE
YOUR BUSINESS
IN THE HEART OF
SHEFFIELD



3 St Paul's Place sets the benchmark as Sheffield's premier workspace, right in the heart of the city. Surrounded by vibrant restaurants, premium shops and tranquil gardens, it's perfectly placed for work-life balance and connectivity.

Under new ownership and management, we work closely with our tenants to create a welcoming, collaborative community where businesses can thrive.

Availability

A broad range of availability ensuring your business can be accommodated.

FLOOR	SQ FT	SQ M
Part Ground	2,789	259.1
Part 1st	4,878	453.3
Part 6th	1,998	185.6
Part 7th	4,868	452.2



OUTSTANDING SPECIFICATION THROUGHOUT

Green Credentials



Connection to District Heating System



EPC A Rating (targeted post refurbishment)



BREEAM Excellent

Building Credentials



Building coordinator & staffed reception



Communal areas beautifully refurbished



City's shopping and leisure on your doorstep



Fully DDA compliant



Impressive building reception and lounge lobby



Three passenger lifts



CCTV and on site security



Male, female & accessible toilet facilities on each floor



Shower and changing facilities



Ample Parking



Large cycle storage

Indicative Floor Plan (Part 1st)



Space Credentials



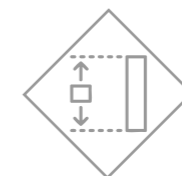
Air conditioning



Clear access computer floor



LED lighting



2.75m floor to ceiling height



Columns free office space



Floor to ceiling windows



PERFECTLY
PLACED

Terms

The offices are available as traditional (CAT A) suites or fully-fitted. Please call us today to arrange viewings or for more detailed terms.

Contact



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