

TO LET.



Refurbished Office Suites – 4,253 sq ft.
2 Tenter Street, Sheffield, S1 4BY.

Key Points.

- A landmark office building in Sheffield City Centre
- Undergoing internal refurbishment
- Flexible open plan office space
- Ground floor gym; attractive to employees
- On site parking available

Location.

City Point occupies a prime position in the heart of Sheffield's Cathedral Quarter and business district. It is approximately 0.7 miles north west of the station (a c15 mins walk) and only a 5 min walk from both City Hall and Cathedral stops for the Supertram, and the central amenities of Fargate.

Description.

The City Point building is a landmark office building in Sheffield City Centre. The office accommodation is modern and self contained, benefiting from its own access from Tenter Street.

The office suites are currently undergoing a refurbishment, to include new carpets, redecoration, and lighting upgrading to install LED panels. A central core provides a lift to all floors and internally the offices provide a mixture of high quality open plan and partitioned accommodation with:

- VRF air conditioning
- part raised floors and perimeter trunking
- suspended ceilings

- carpet flooring
- double glazing

The property also has access to on-site underground secure parking, operated by NCP, where spaces are available to occupiers by way of separate license.

Accommodation.

We understand the accommodation comprises the following NIA:

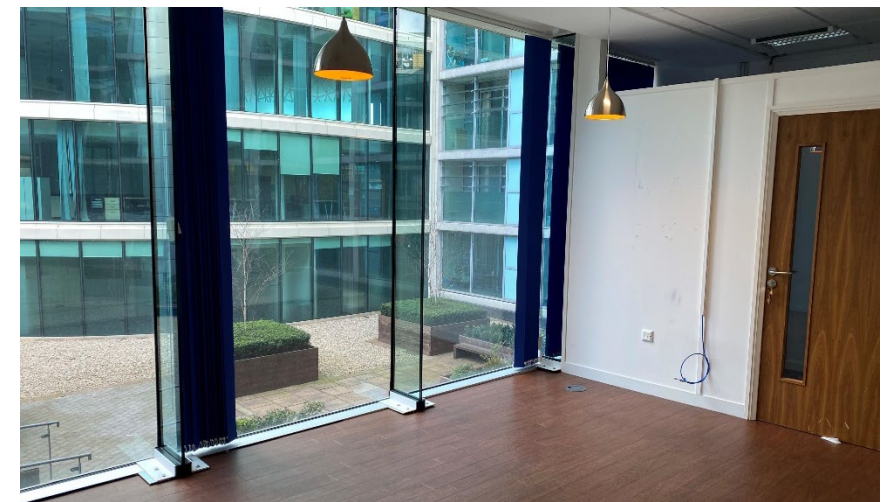
Description	Sq M	Sq Ft
First Floor (Suite 1)	Let	
First Floor (Suite 2)	Under Offer	
First Floor (Suite 3)	Let	
Third Floor	395.12	4,253

Terms.

The property is available to let on a new lease on terms to be negotiated. Quoting rent of £16.00 - £17.00 dependent on space.

EPC.

Available on request.



Contact.

For further information, or to arrange a viewing, please contact joint agents Knight Frank or Colloco.

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Particulars dated 21 June 2021. Photographs dated June 2021..

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