

1

St. Paul's Place

SHEFFIELD

TO LET

4,260 - 50,000 sq ft

(396 sq m - 4,645 sqm)

of prime city centre grade A office space.

1 ST. PAULS PLACE, SHEFFIELD, S1 2JX

A unique workspace in the heart of Sheffield

1 St Paul's Place presents an unrivalled advantage with a wealth of amenities right at your doorstep. Situated directly next to the award-winning Peace Gardens and Winter Gardens, and featuring ground-floor establishments such as Piccolinos, Bella Italia, and Cafe Nero, you'll enjoy a truly elevated experience within the heart of the city.



1 St. Paul's Place

A new chapter for 1 St. Paul's Place

Situated in the heart of Sheffield, 1 St Paul's Place offers exceptional workspace. The flexible floorplates can accommodate a variety of space requirements, delivering prime grade A office space, with views over The Peace Gardens and the Town Hall within the City core.

The building has been refurbished to the highest standards and is complemented by a premium reception area, club-class end-of-journey facilities, a roof terrace, and an unparalleled landmark location in the bustling city centre.

* INDICATIVE CGI FOR ILLUSTRATIVE PURPOSES ONLY.

Open the door to 1 St. Paul's Place

St. Paul's Place boasts a striking new entrance, featuring a stunning double-height glazed reception with feature botanical greenery, leaving a lasting impression. As you step inside, you'll be greeted by our concierge reception, ensuring your arrival is both secure and welcoming.

The reception area itself has been thoughtfully designed to create a modern and sophisticated ambiance. A stylish business lounge area, equipped with contemporary seating arrangements, invites you to relax and socialise, creating an ideal space for welcoming clients or simply taking time out for yourself.



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Accommodation

Each floor provides efficient open plan workspaces providing aspirational space allowing occupiers a range of fit out options. The large open plan floor plates offer the opportunity for an occupier to deliver a unique office design to transform the workplace and enhance the employee experience.

Terms - Suites are available by way of a new full repairing and insuring lease on terms to be negotiated and agreed. Details of the quoting rent are available on request. The flexible floorplates can be split to deliver suites from 4,260 sqft upwards. Further information on request

Floor	Use	Sq ft	Sq m2	Availability
GROUND FLOOR	RECEPTION	N/A	N/A	N/A
FIRST FLOOR	OFFICE	N/A	N/A	LET
SECOND FLOOR (PART)	OFFICE	N/A	N/A	LET
SECOND FLOOR (PART)	OFFICE	4,260	396	AVAILABLE
THIRD FLOOR	OFFICE	13,367	1,242	AVAILABLE
FOURTH FLOOR	OFFICE	13,367	1,242	AVAILABLE
FIFTH FLOOR	OFFICE	9,530	885	AVAILABLE (INC EXCLUSIVE TERRACE)
SIXTH FLOOR	OFFICE	9,530	885	AVAILABLE
Total		50,054	4,650	
BASEMENT	CAR PARK & CYCLES (68 PARKING SPACES ALLOCATED PRO RATA)			

Third - Fourth Floor

Sq ft
13,367

Sq m²
1,242



Key

- OFFICE
- CORE
- LIFTS
- WC

NOTIONAL SPLIT

Second Floor

	Sq ft	Sq m ²
Second Floor	12,900	1,199

SUITE 3.1	N/A	N/A
SUITE 3.2	4,260	396

NOTIONAL SPLIT

Third Floor

	Sq ft	Sq m ²
Third Floor	13,367	1,242

SUITE 3.1	6,318	587
SUITE 3.2	6,619	615



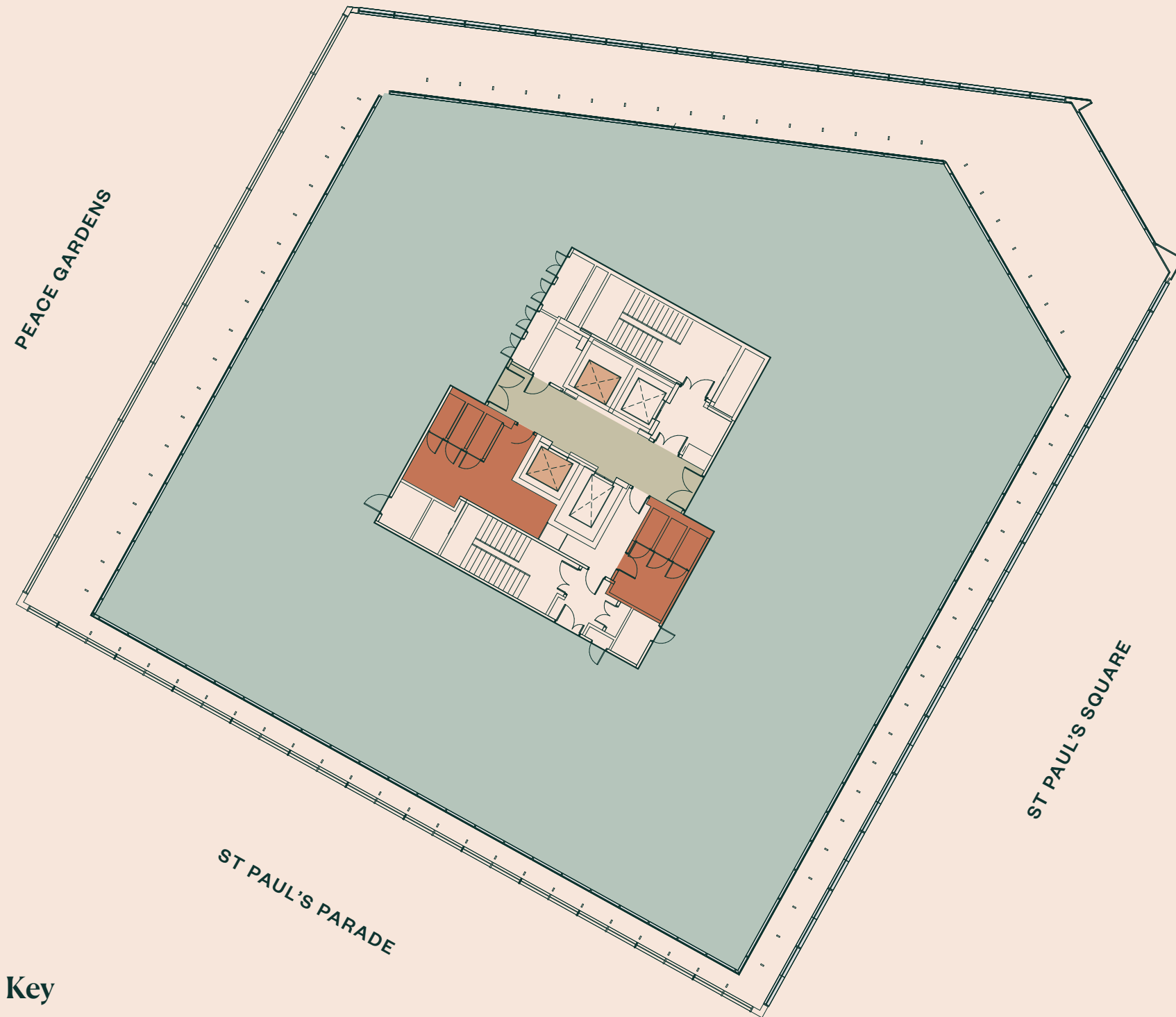
Key

- SUITE 3.1
- SUITE 3.2
- CORE
- VC
- LIFTS

Fifth Floor

Sq ft
9,530

Sq m²
885



Key

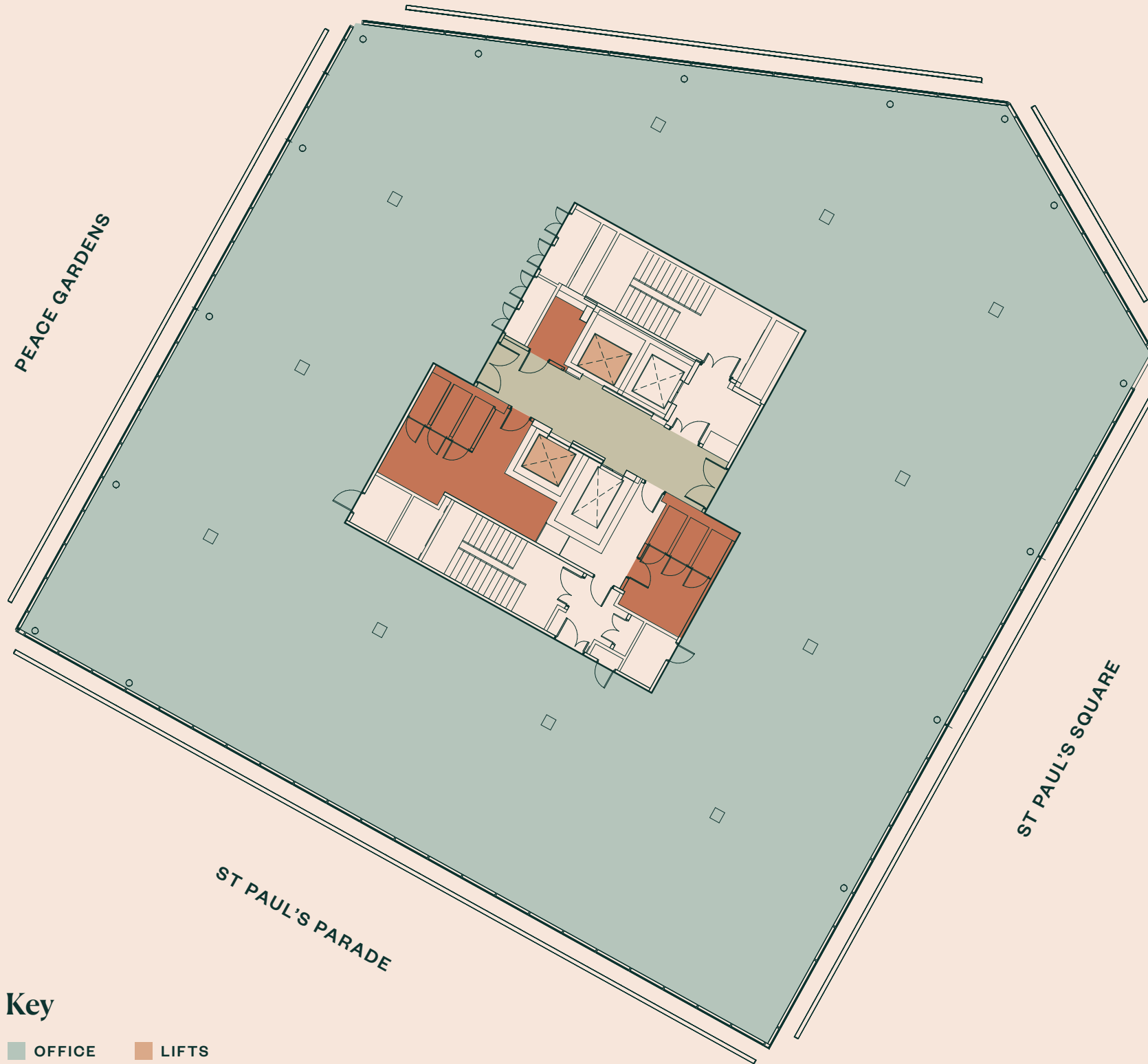
- OFFICE
- CORE
- LIFTS
- WC



Sixth Floor

Sq ft
9,530

Sq m²
885



Key

- OFFICE
- CORE
- LIFTS
- WC

Highlights

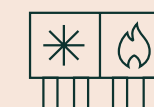
Experience the reimagined St Paul's Place, presenting Grade A accommodation meticulously designed to deliver a flexible and contemporary workspace in this exceptional, prime location, tailor-made for the discerning occupier. This building boasts an impressive array of features, including:



STRIKING NEW RECEPTION



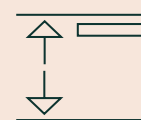
NEW GROUND FLOOR BUSINESS LOUNGE



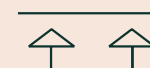
COMFORT COOLING



LED LIGHTING



2.8M FLOOR TO CEILING HEIGHT



SUSPENDED CEILING WITH 250MM CLEAR VOID



RAISED ACCESS FLOORS WITH 150MM CLEAR VOID



FULL WC FACILITIES



3 X 13 PERSON PASSENGER LIFTS



SHOWER AND CHANGING FACILITIES



CYCLE STORAGE



SECURE BASEMENT PARKING



EPC RATING



VERY GOOD



CLOSE PROXIMITY PARKING



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Perfectly located in the city

St. Paul's Place holds a prestigious position at the heart of Sheffield City Centre, making it a thriving business hub that has attracted esteemed occupants like Freeths, TES Global, ARUP, and Handelsbanken. This location stands out as one of Sheffield's most coveted office addresses.

Moreover, this building enjoys unparalleled access to a wealth of doorstep amenities. It is directly across from the Peace Gardens and Winter Gardens, and it's surrounded by a variety of leisure facilities, including popular restaurants like Browns, Pizza Express, and Piccolino. Additionally, Sheffield's vibrant retail scene is just a short walk away, with the Moor and Fargate shopping districts in close proximity.

For those relying on public transportation, St. Paul's is excellently connected, with convenient access to buses, trains, and the Supertram system. By car, Junction 33 of the M1 motorway is just a 10-minute drive away via the Sheffield Parkway. On-site parking is available, and there are ample parking options nearby, including the 'Cheese Grater' Qpark within the broader St. Paul's development. Furthermore, Sheffield Railway Station is merely a 5-minute walk from the building, offering regular services to London as well as direct routes to Manchester, Birmingham, and Leeds.

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St. Paul's Place
SHEFFIELD

In the heart of the city

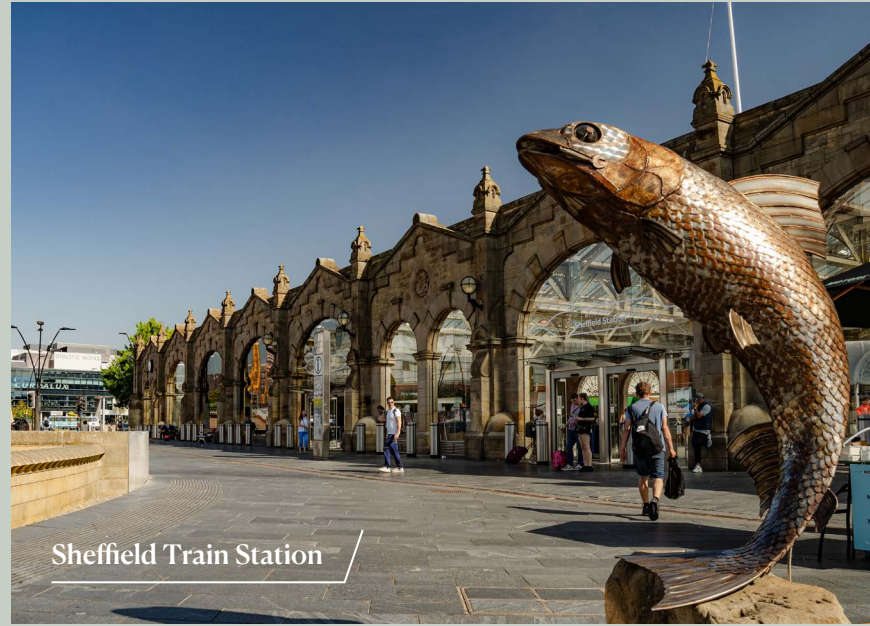
Sheffield is a city that truly embodies a unique character and an unwavering independent spirit. Its warm and close-knit communities seamlessly collaborate, creating an environment that feels both inviting and authentic.

Nestled in the heart of this remarkable city, you'll find one-third of Sheffield resting within the serene embrace of the Peak District National Park. This remarkable blend of urban and natural beauty makes Sheffield one of England's greenest cities, boasting the highest ratio of trees to people among all European cities.

Picture the contrast between the stunning natural surroundings and Sheffield's remarkable specialisation in advanced manufacturing, which has evolved from its industrial 'Steel City' heritage. This juxtaposition has given rise to a dynamic and creative urban landscape that harmonizes well-being and quality of life with opportunities for education and careers.



1 St. Paul's Place



Sheffield Train Station



Peace Gardens



Orchard Square



Sheffield Town Hall

This unique way of life is truly unparalleled, making Sheffield a magnet for people, businesses, culture, and investors from across the globe. As they gather on its famous seven hills, they become part of a vibrant tapestry that defines Sheffield as a city unlike any other.

563,000 residents call Sheffield home. The city attracts an impressive **17 million visitors** each year. Sheffield is home to **63,000 students pursuing higher education**. Sheffield is set to receive **£500 million in investment**, backed by internationally renowned companies like **CMS, HSBC, and Sky**. Sheffield ranks as the **fourth-largest city in the UK**. The city boasts a working catchment area of **1.4 million people**. Sheffield offers **over 700 green spaces** throughout the city, providing residents and visitors with ample natural beauty and recreational opportunities.

1 St. Paul's Place

LOCATION



SHOPPING

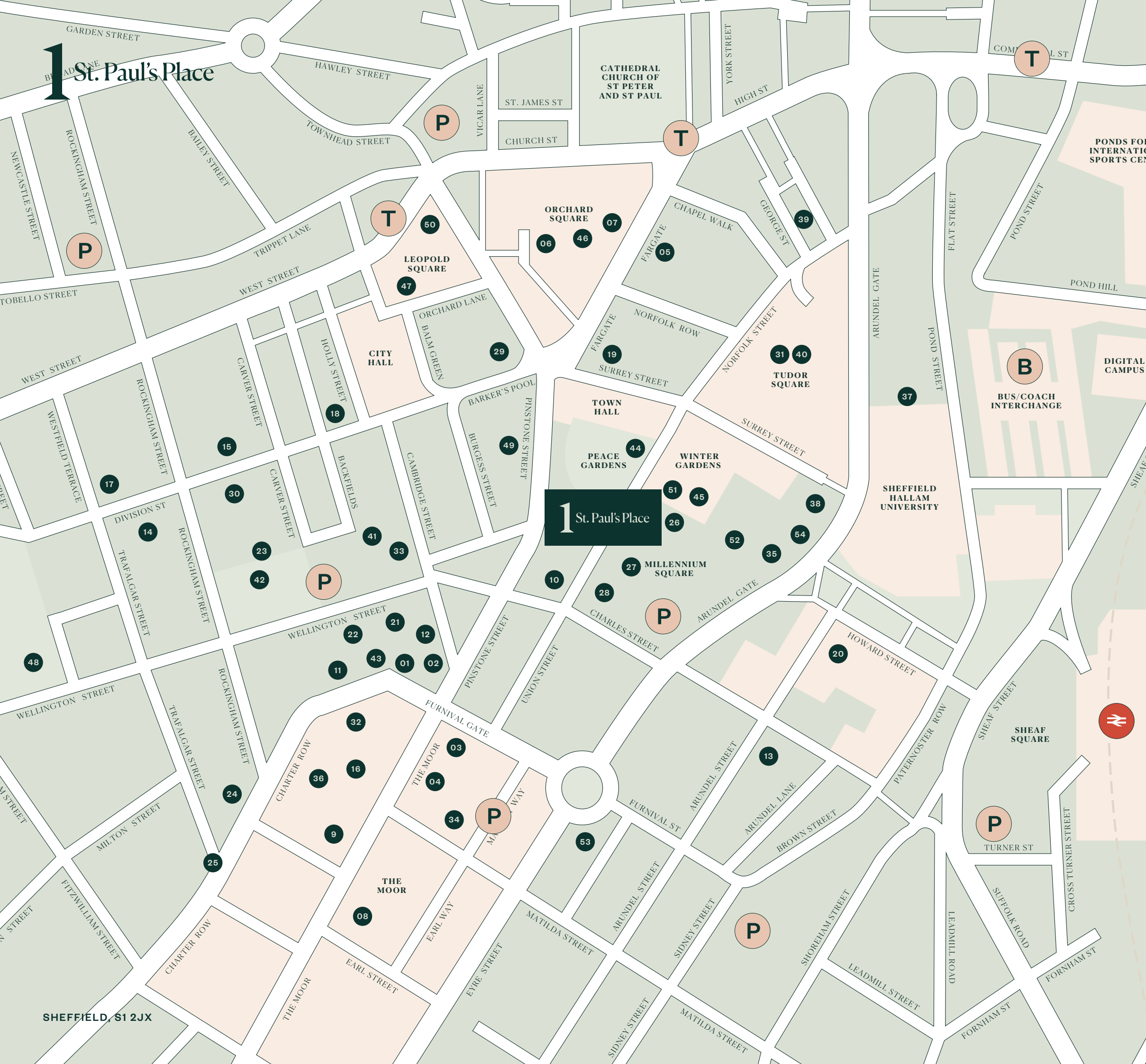
- 01. WEEKDAY
- 02. MONKI
- 03. H&M
- 04. RIVER ISLAND
- 05. MARKS & SPENCER

EAT & DRINK

- 06. BREWDOG
- 07. STEAM YARD
- 08. PICCOLINO
- 09. THE FURNACE
- 10. THE TAMPER
- 11. SMOKE BARBEQUE

FREE TIME/ SPACES

- 12. POUNDS PARK
- 13. ROXY BALL ROOM
- 14. THE LIGHT CINEMA
- 15. SHEFFIELD THEATRES
- 16. WINTER GARDENS



1 St. Paul's Place

SHEFFIELD, S1 2JX

1 1 ST. PAUL'S PLACE

LOCATION

SHOPPING

- 01. WEEKDAY
- 02. MONKI
- 03. H&M
- 04. RIVER ISLAND
- 05. M&S
- 06. WATERSTONES
- 07. OFFICE
- 08. ATKINSON DEPARTMENT
- 09. PRIMARK
- 10. GLASS ONION

EAT & DRINK

- 11. THE FURNAGE
- 12. MARMADUKES
- 13. TAMPER COFFEE
- 14. STEAM YARD
- 15. LUCKY FOX
- 16. GREEN BAR
- 17. BREWDOG
- 18. PITCHER & PIANO
- 19. PUBLIC
- 20. SILVERSMITHS

BUSINESSES

- 21. HSBC
- 22. CMS
- 23. CUBO
- 24. WESTFIELD HEALTH
- 25. BT
- 26. KNIGHTS PLC
- 27. DSCF
- 28. ARUP
- 29. NATIONWIDE
- 30. SHEFFIELD FUTURES

FREE TIME

- 31. CRUCIBLE THEATRE
- 32. THE LIGHT CINEMA
- 33. BETHEL CHAPEL*
- 34. LANE7
- 35. MILLENNIUM GALLERY
- 36. BOOM BATTLE BAR
- 37. ODEON LUXE
- 38. THE FITNESS CLUB
- 39. CURZON CINEMA
- 40. SHEFFIELD THEATRES

OPEN SPACES

- 41. COALPIT YARD*
- 42. POUND'S PARK*
- 43. CHARTER SQUARE
- 44. PEACE GARDENS
- 45. WINTER GARDENS
- 46. ORCHARD SQUARE
- 47. LEOPOLD SQUARE
- 48. DEVONSHIRE GREEN

HOTELS

- 49. RADISSON BLU*
- 50. THE LEOPOLD
- 51. MERCURE ST PAUL'S
- 52. LEONARDO HOTEL
- 53. JURY'S INN
- 54. NOVOTEL

* COMING SOON

Strategically Connected

1 St Paul's enjoys exceptional connectivity to public transportation networks, boasting convenient access to buses, rail services, and the Supertram system.

Effortless Road Access

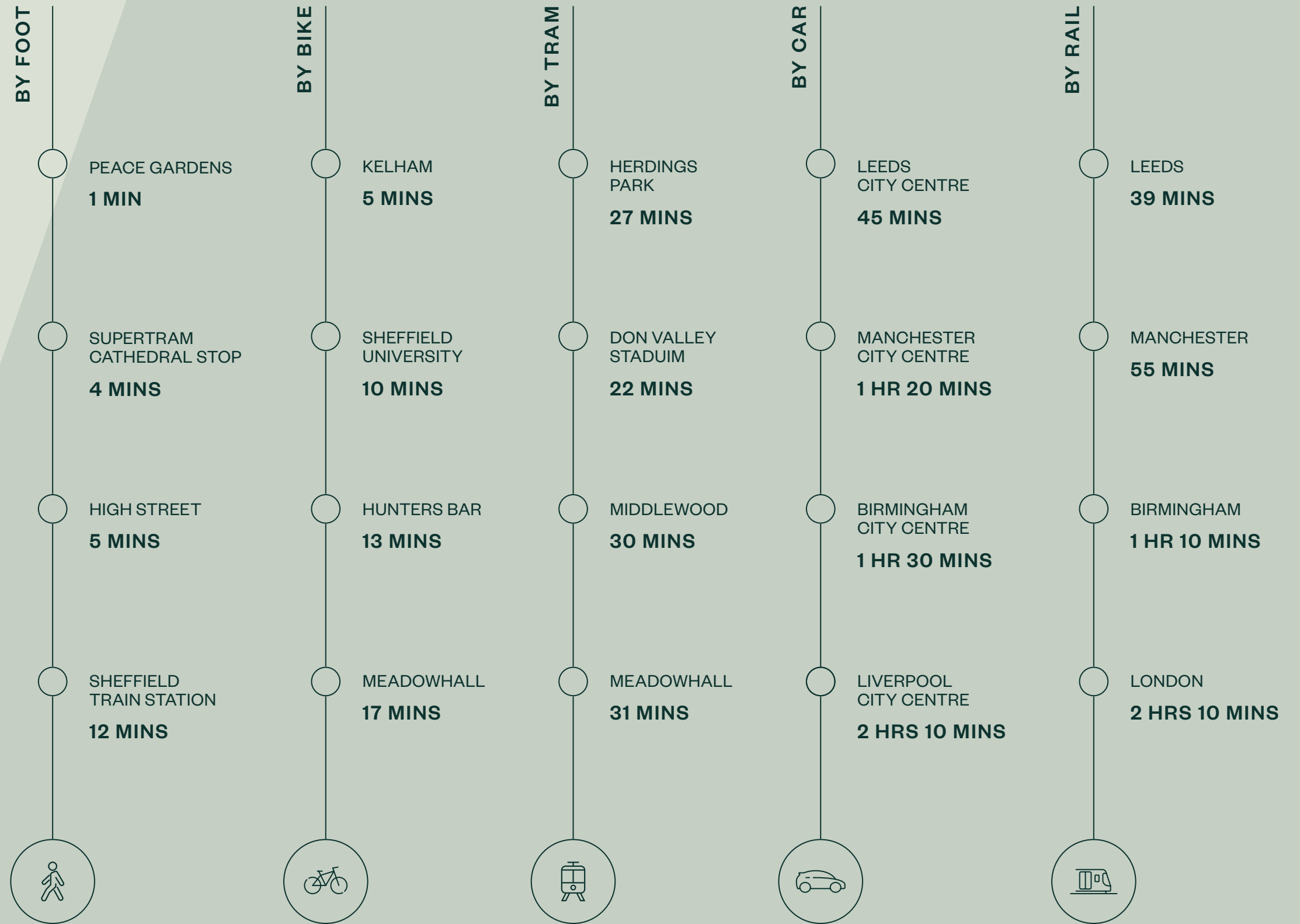
For those arriving by car, Junction 33 of the M1 motorway is just a swift 10-minute drive via the Sheffield Parkway, ensuring easy access from all directions.

Abundant Parking Options

In addition to on-site parking facilities, you'll find ample parking provisions in the vicinity, including the 'Cheese Grater' Qpark within the broader St Paul's development.

Proximity to Sheffield Railway Station

Located a mere 5-minute walk away, Sheffield Railway Station offers hourly services to London, along with direct routes to Manchester, Birmingham, and Leeds. Seamless travel connections are at your doorstep.



Contact us

For further information, or to arrange a viewing, please contact the leasing agents Knight Frank and Sanderson Weatherall



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