

# TO LET.

*Grade A office suite in prime city centre location adjacent to the Peace Garden & Winter Garden.*



**3 St Pauls Place, 129 Norfolk Street, Sheffield, S1 2JE.**

*Part 6<sup>th</sup> Floor – 1,998 sqft (185.587 sq m).*



## Location.

3 St Pauls Place occupies a prime profile position within the Heart of the City development, located off Norfolk Street. The property is located adjacent to The Peace Gardens and Town Hall and public realm also includes Millennium Square and the Winter Gardens. Nearby amenities include the Mecure St Pauls Hotel, Novotel and shortly the new Raddison Hotel under construction fronting on to Pinstone Street opposite the building.

The building is well placed for retail and hospitality. On the doorstep is Piccolinos and café Nero, however, Miller & Carter, Mama & Leonies, Manahatta to name but a few are close by. The main retail zones at both Fargate and The Moor are within a short walk.

Further, the property is well placed for all major transport, being a short walk from the mainline rail station, bus station and close to Supertram route. The Heart of the City scheme also includes the award winning Q Park cheese grater car park, providing car parking on either pay and play or contract spaces. The property can be reached by foot from the city core from Norfolk Street – Sat Nav reference S1 2JE.

## Description.

3 St Pauls Place is an 9 storey Grade A office building within the city core. Occupiers within the building include Arup, Hannelsbanken, Freeths Solicitors and BDP Architects. The commissioner reception with business lounge, benefits from security / speed gates, through to the staircase and lift lobbies. Facilities within the common areas include male, female and accessible toilets, secure cycle storage and shower facilities. The suite on the 6th Floor delivers bright open plan flexible office accommodation, benefiting from raised access floor, suspended ceiling with lighting and floor to ceiling glass on two elevations. The accommodation can be fitted with partitions to meet occupier needs, subject to Landlord's consent in the usual manner.

Subject to Contract.

## Suite Specification.

- Comfort cooling
- Raised access floor
- Suspended ceiling with recessed lighting
- Floor to ceiling glass to two elevations

## Accommodation.

The suite comprises the following net internal floor area  
1,998 sq ft (185.587 sq m)

## Terms / Availability.

The office suite is available to let – further terms available on request.

## Service Charge.

There is a service charge for both common areas of the building and the wider St Pauls Place estate.

## Rating.

The suite will attract its own business rates, which will be the responsibility of the Tenant.

## EPC.

The property has an Energy Performance Certificate (EPC) rating of B.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:

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Particulars dated 22 January 2024. Photographs dated January 2024.

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