

TO LET.

Fully fitted modern Grade A offices within the city core.



3rd Floor, 1 Holly Street, Sheffield, S1 2GT.

6,250 sqft (580.64 sqm).



Location.

The property is well located within Sheffield city centre in the prime central core at Barkers Pool, adjacent to the City Hall. The neighbouring area includes good proximity to The Peace Gardens / St Paul's Place, Heart of the City II, Devonshire Green and both retail zones on The Moor and Fargate. This is a mixed use location with offices, retail, hospitality and residential uses.

Significant office occupiers nearby include HSBC, CMS Solicitors, Henry Boot Plc, DLA Solicitors, Ove Arup and Handelsbanken to name but a few.

The location is well served by public transport with good access to bus services and Supertram (located on West Street to the rear of the property). The property is also in close proximity to both surface and multi-storey car parks. The rail station is within a short walk.

The property is approached from Barkers Pool to the City Hall. Holly Street is on the right and 1 Holly Street is the first building on the left.

Sat Nav: S1 2GT

Description.

1 Holly Street is a landmark building in Sheffield city centre, with panoramic views overlooking Barkers Pool and adjacent to the City Hall. The building was recently redeveloped to deliver hospitality / restaurant offer on the ground floor, and upper floor quality modern offices. The ground floor occupiers include Cosy Club, Turtle Bay and Mojo. The 1st and 2nd and 4th floors are occupied by Grant Thornton.

The offices are accessed via a prestigious communal ground floor reception, with both staircase and lift access to the upper floors. Toilets are accessible from the central core area.

The 3rd floor suite is accessed off the entrance reception / core and has both staircase and lift access. The suite extends to approximately 6,250 sq ft (580.64 sq m) and has been fitted to a high standard.

Subject to Contract.

Description Cont.

The suite comprises:-

- Reception area with breakout / lounge
- Desking and chairs for 72 workstations
- 2 meeting rooms, each 16 person, with bifold wall link to allow flexibility for a larger training / promotion space
- 2 additional smaller 4 and 6 person meeting rooms
- 1 private office
- Fitted kitchen / breakout

Externally, there is an adjacent car park, where up to 6 spaces can be made available on a separate licence agreement.

Accommodation.

We understand the accommodation on a Net Internal Area basis comprises approximately 6,250 sq ft (580.64 sq m).

Specification.

- The 3rd floor suite benefits from high quality fit out with internal reception, breakout, meeting rooms and flexible open office space – see description
- Raised access floor
- Comfort cooled
- Suspended ceiling
- Recessed LED lighting
- Carpeted throughout
- Double glazed windows
- On site car parking available
- Energy Performance Certificate (EPC) rating of A-25.

Terms.

The accommodation is available to let on an “inclusive basis”, i.e. including rent, service charge, and utilities. Further information available on request.

Business Rates.

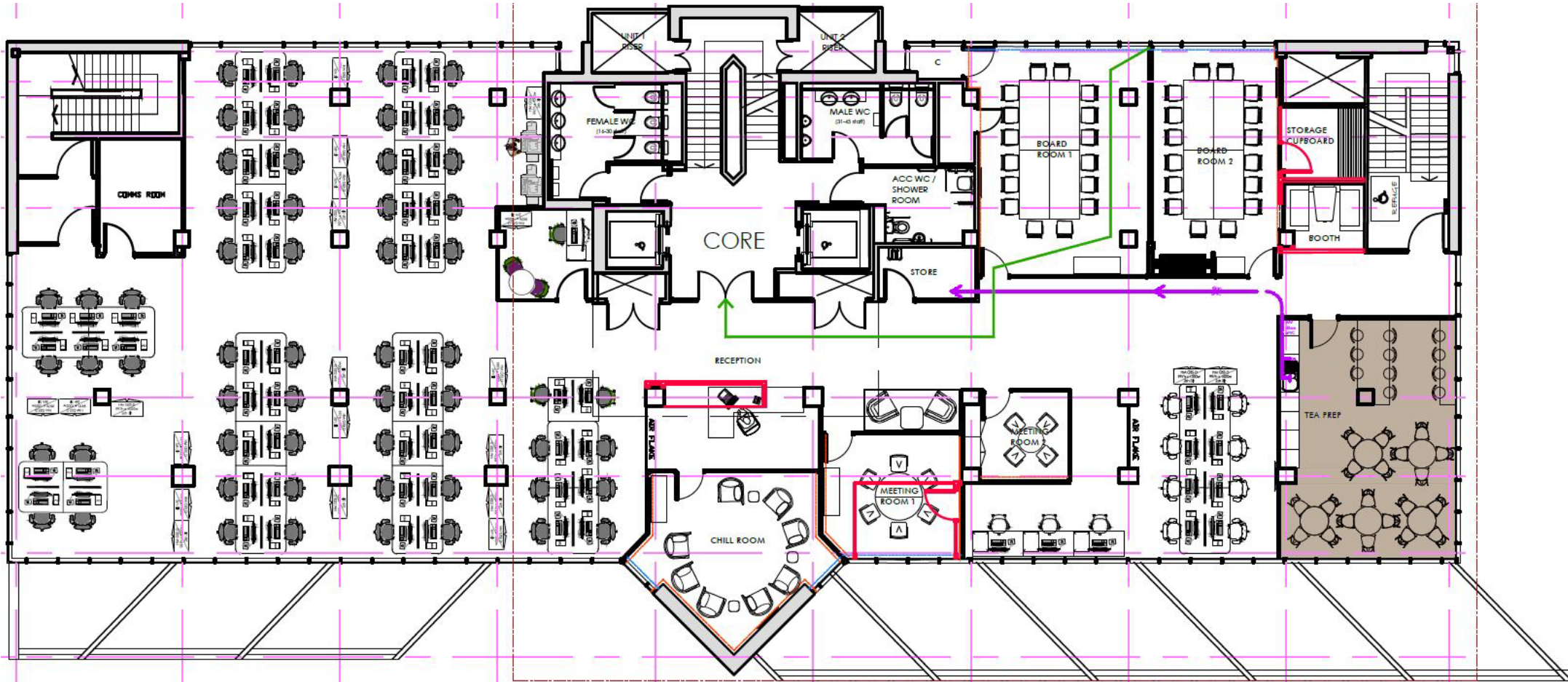
The suite is to be independently assessed. The tenant will be responsible for their own business rates.

VAT.

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

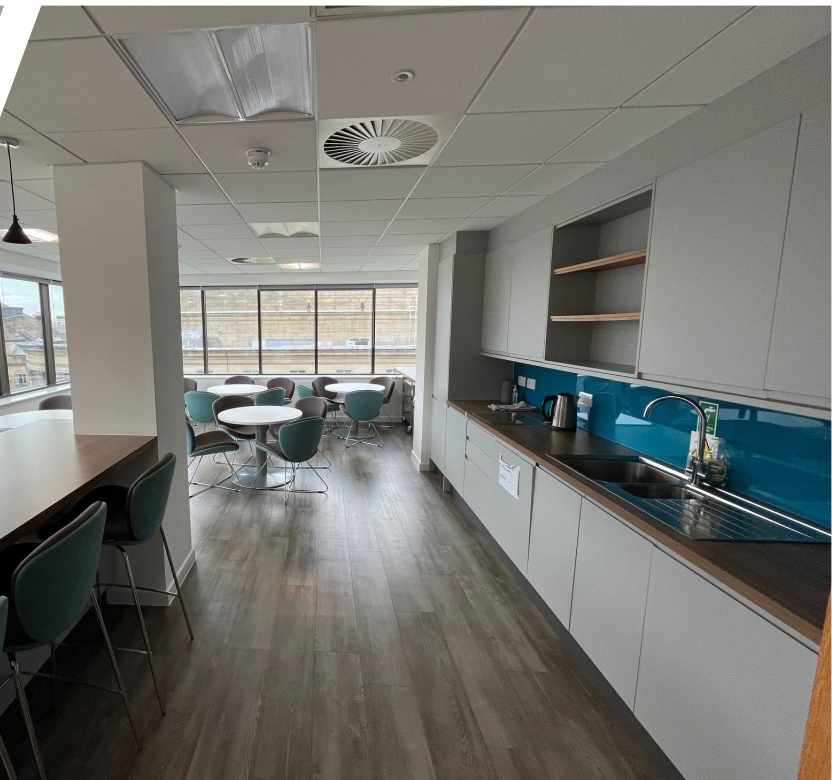
Costs.

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





**Knight
Frank**



Contact.

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

Peter Whiteley

+44 114 241 3903

+44 797 953 0416

peter.whiteley@knightfrank.com

Kitty Hendrick

+44 114 241 3907

+44 798 973 5137

kitty.hendrick@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2024. Photographs dated November 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

