

Your partners in property



TO LET

20 Arundel Gate Sheffield S1 2PP

Quality City Centre Offices
3,500 – 15,304 sq ft (325.16 – 1,421.79 sq m)



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Location

The property is well located within the city core fronting Arundel Gate, close to Tudor Square with both the Crucible and Lyceum theatres. Within a short walk is the main Sheffield Hallam University city centre campus, Fargate retail area and St Pauls Place / Peace Gardens / Winter Gardens, as well as Heart of the City II. This is an ideal location for both retail and hospitality. Nearby hotels include the Mercure at St Pauls Place and the Radisson on Pinstone Street.

This location has good accessibility with bus stops immediately outside the building, a short walk to the Supertram light rail system and a 5 / 10 minute walk to the railway station. Further car parking is good nearby with both NCP and Q Park being represented in the locality.

Property Details



Description

The office accommodation is accessed from reception which provides both staircase and lift access to the upper four floors, each floor has its own toilet and kitchenette facility.

Specification includes:

- ❖ Lift access
- ❖ Flexible floor plates
- ❖ Suspended ceiling with recessed lighting
- ❖ Comfort cooling
- ❖ Good natural light



Accommodation

We understand the accommodation extends to a Net Internal Area of:

15,304 sq ft (1,421.79 sq m)

Floor plates of approximately 3,500 sq ft (325.16 sq m) per floor.



Terms

The property will be available to let as a whole or on a floor by floor basis on a new lease, on terms to be negotiated. Quoting rent of **£15.00 per sq ft** per annum exclusive.

Service Charge

Should the building be split on a floor by floor basis there will be a service charge to cover both the external fabric and common internal areas of the building.

VAT

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

Rateable Value

The tenant is responsible for their own business rates and interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

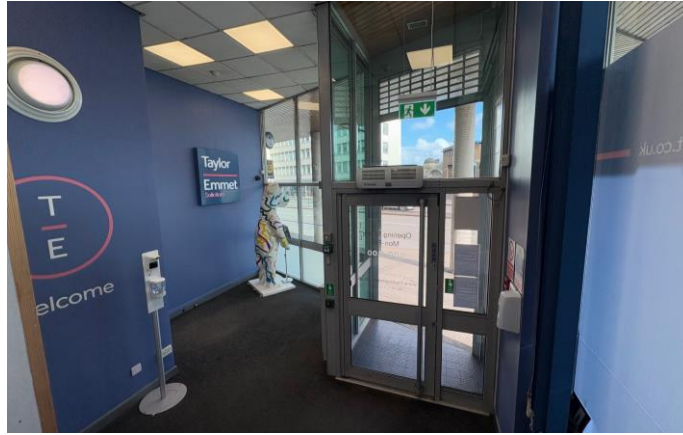


EPC

The property has an Energy Performance Certificate (EPC) rating of D97.

Due Diligence

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



Viewing & Further Information

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

Sole Agents



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