

TO LET.



Grade A Fully Fitted Ground Floor Office Suite in a Prime City Centre Location Adjacent to Peace Gardens & Winter Gardens.



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

Part Ground Floor – 2,789 sq ft (259.1 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, 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, Cambridge Street Collective (Food Hall) 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 a 9 storey Grade A office building within the city core. Occupiers within the building include Arup, Handelsbanken, Freeths Solicitors and BDP Architects. The commissionaire 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 occupies part of the Ground Floor, with two points of access, one from the prestigious main reception core and a second external entrance, so there is an opportunity to create your own reception/client interface. The suite has been fitted to a high standard, including reception area, two meeting rooms, social breakout, kitchen and open plan desking. Specification includes raised access floors, suspended ceiling with recessed lighting and floor to ceiling glazing on three elevations, providing superb natural light.

Subject to Contract.

Suite Specification.

- Comfort cooling
- Raised access floor
- Suspended ceiling with recessed lighting
- Floor to ceiling glass to three elevations
- Comprehensive fit out, including reception area, two meeting rooms, break out, kitchen and flexible open plan office accommodation

Accommodation.

The suite comprises the following net internal floor area 2,789 sq ft (259.1 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:

Peter Whiteley

+44 114 272 9750

+44 7979 530 416

peter.whiteley@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 about the property. No 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 the information, notice or 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 February 2025. Photographs dated February 2025.

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.

