

3 ST PAUL'S PLACE
SHEFFIELD

GRADE A OFFICE SPACE
SUITES FROM 1,650 SQ FT TO 4,878 SQ FT

PLACE YOUR
BUSINESS AT
THE HEART OF
SHEFFIELD.

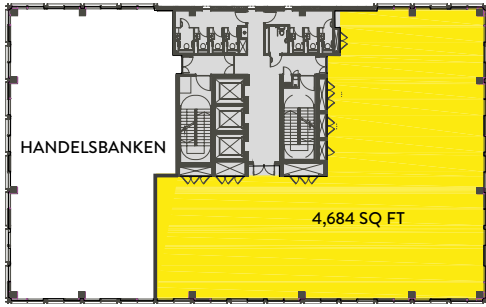
3 St Paul's Place is ideally situated to benefit from the wide range of amenities and transport infrastructure only a landmark city centre location can offer.

PRIME CITY CENTRE OFFICE,
SUITES AVAILABLE FROM 1,650 SQ FT TO 4,878 SQ FT

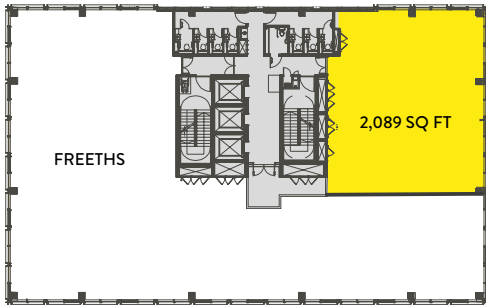
UNIQUE



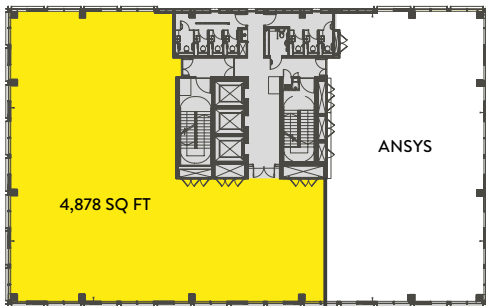
SEVENTH FLOOR



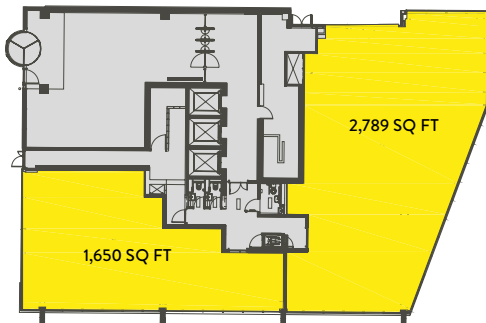
FIFTH FLOOR



FIRST FLOOR



GROUND FLOOR



ACCOMMODATION SCHEDULE

FLOOR	OCCUPIERS	REMAINING SQ. M.	REMAINING SQ. FT.
Basement	-	-	-
Ground - Office 1	-	259.1 sq.m. /	2,789 sq.ft.
Ground - Office 2	-	153.3 sq.m. /	1,650 sq.ft.
Part First	-	453.3 sq.m. /	4,878 sq.ft.
Part First	ANSYS	-	-
Second	ANSYS	-	-
Third	TES Global	-	-
Fourth	TES Global	-	-
Part Fifth	-	185.8 sq.m. /	2,089 sq.ft.
Part Fifth	Freeths	-	-
Sixth	BDP	-	-
Part Seventh	-	435.2 sq.m. /	4,684 sq.ft.
Part Seventh	Handelsbanken	-	-
Eighth	ARUP	-	/ -
Ninth	ARUP	-	/ -
TOTAL SPACE REMAINING		1,487 sq.m. /	16,000 sq.ft.

CREDENTIALS

Green Credentials

- BREEAM Excellent
- EPC Level B
- Connection to District Heating System

Building Credentials

- Impressive building reception and lounge lobby
- Fully DDA compliant
- Three passenger lifts
- Male, female & disabled toilet facilities on each floor
- Basement cycle parking with showers and WCs
- CCTV and on site security

Space Credentials

- Air conditioning by four pipe fan coil system
- 150mm clear void access computer floor
- Recessed luminaires within metal ceiling tiles
- 2.75m floor to ceiling height
- Column free floorplates
- Floor to ceiling glazing

Basement

- 5 secure basement parking spaces available
- 120 cycle racks
- Club style shower, changing and locker facilities

TERMS

The vacant office suites are available to let on new leases – further information from the Agents upon request.



JOHN LEWIS

Q PARKS

CITY LOFTS

PEACE GARDENS

NOVOTEL

MERCURE ST PAUL'S HOTEL

WINTER GARDENS

CRUCIBLE THEATRE



ST PAULS PLACE

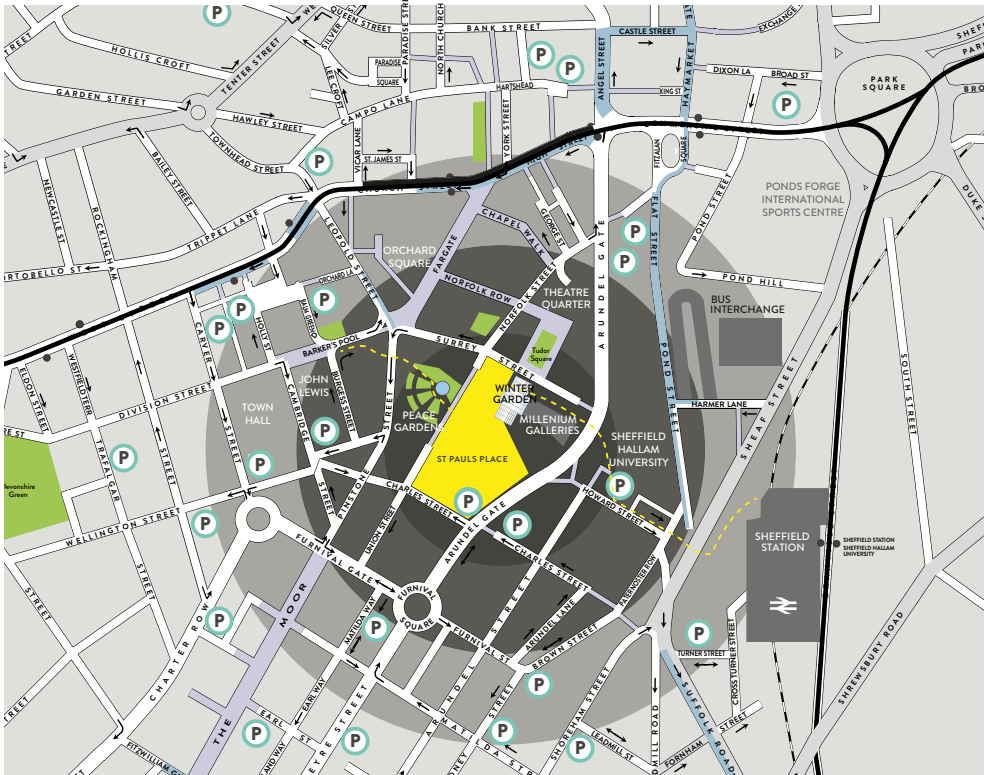
NUMBER 3
 FREETHS, HANDELSBANKEN,
 BDP, ARUP, TES GLOBAL, ANSYS
 AVAILABLE SUITES REMAINING
 1,650 SQFT TO 4,878 SQFT

NUMBER 2
 DEPARTMENT FOR BUSINESS, ENERGY
 & INDUSTRIAL STRATEGY
 DEPARTMENT FOR EDUCATION
 LAMBERT SMITH HAMPTON
 OISOI RESTAURANT
 BILL'S

NUMBER 1
 DLA PIPER
 BARCLAYS BANK
 RBS
 COUTTS & CO
 CAFÉ ROUGE
 CAFFÈ NERO
 PICCOLINO

3 ST PAUL'S PLACE

IN THE HEART OF THE CITY



SAT NAV REF: S1 2JL

STPAULSPLACE.CO.UK

FOR FURTHER INFORMATION PLEASE CONTACT:



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