



**SAVILLE HOUSE**  
**74-90 SAVILLE ST**  
**SHEFFIELD**  
**S4 7UD**

**FOR SALE** Freehold investment/development opportunity,  
109,274 sq ft with multi-storey car park providing for 237 spaces.

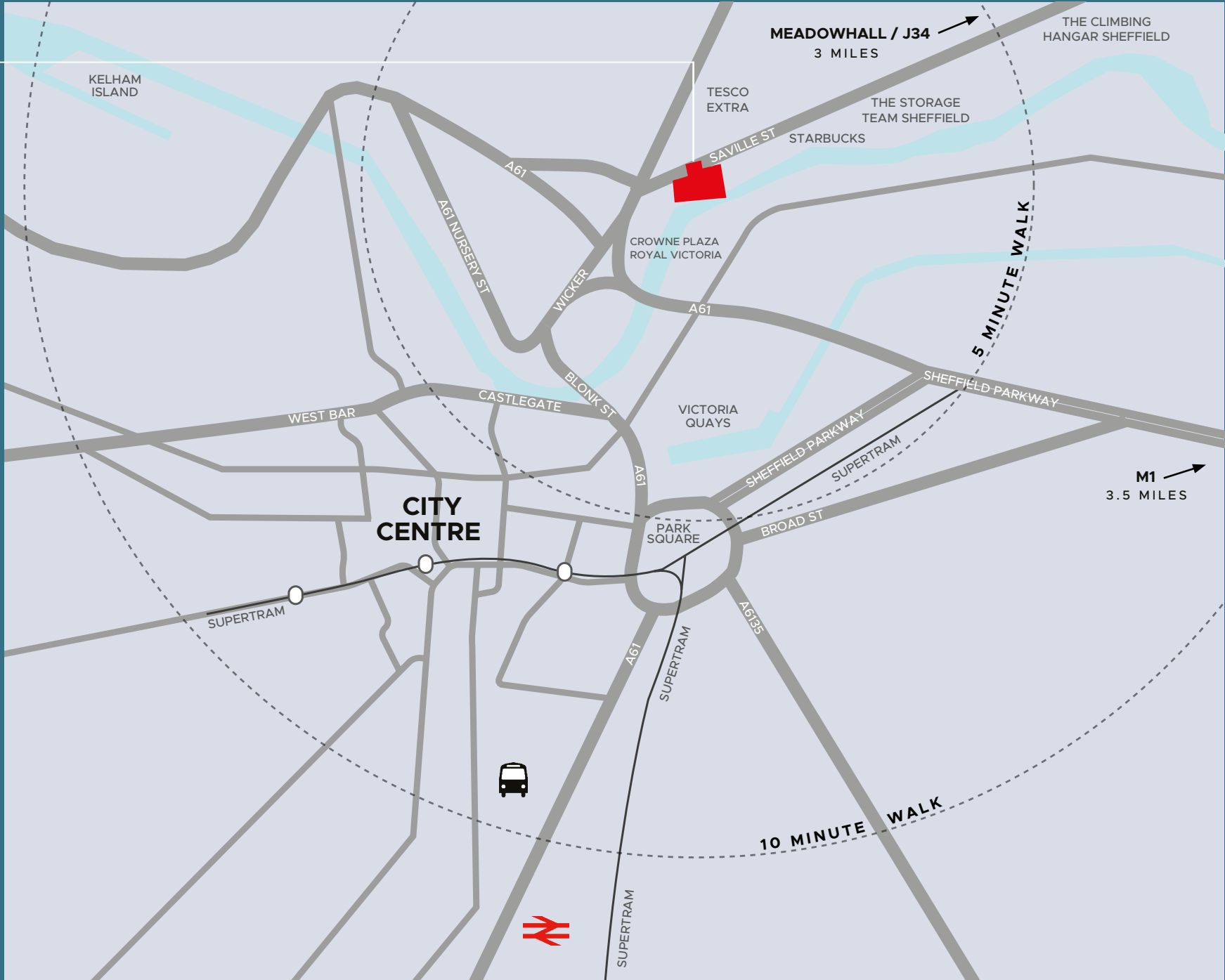




### LOCATION

Saville House is situated on Saville Street, at the Gateway to Sheffield City Centre and the ring road (A61), approximately 1 mile from Sheffield Rail Station. The location is well served by public transport. Various bus routes run along Saville Street, taking about 15 minutes to reach the city centre.

Local amenities for the area are good, with nearby occupiers including: The Crowne Plaza Royal Victoria Hotel, Tesco Superstore, Starbucks, The Climbing Hangar Sheffield, Holiday Inn and Damascus Bakery.





Staffing  
Intelligence  
Growth  
Management  
Activity



## DESCRIPTION

The building totals approximately 109,274 sq ft of office space, which is a mixture of shell and core and bespoke CAT A finishing. There is a main reception area at ground floor level with a concierge and 3 passenger lifts and 3 staircases servicing the property.

The car park occupies a site area of approximately 0.79 acres and has been designed to accommodate the future construction of up to three additional floors of office or residential accommodation, subject to planning permission.

## AMENITIES

- DDA compliant
- 237 car parking spaces within the car park
- Panoramic views
- Bike storage
- Reception & concierge
- A/C
- 3 passenger lifts & 3 staircase cores

## ACCOMMODATION

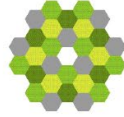
| Floor        | sq ft          | sq m           |
|--------------|----------------|----------------|
| 8th floor    | 13,001         | 1207.8         |
| 7th floor    | 12,933         | 1201.5         |
| 6th floor    | 12,923         | 1200.6         |
| 5th floor    | 12,925         | 1200.8         |
| 4th floor    | 12,987         | 1206.5         |
| 3rd floor    | 12,987         | 1206.5         |
| 2nd floor    | 12,987         | 1206.5         |
| 1st floor    | 13,003         | 1208.0         |
| Ground floor | 5,528          | 513.6          |
| <b>Total</b> | <b>109,274</b> | <b>10151.9</b> |

NB: measurements have been taken off plan, all interested parties are advised to check these measurements. Measurements are based on a Gross Internal Area.

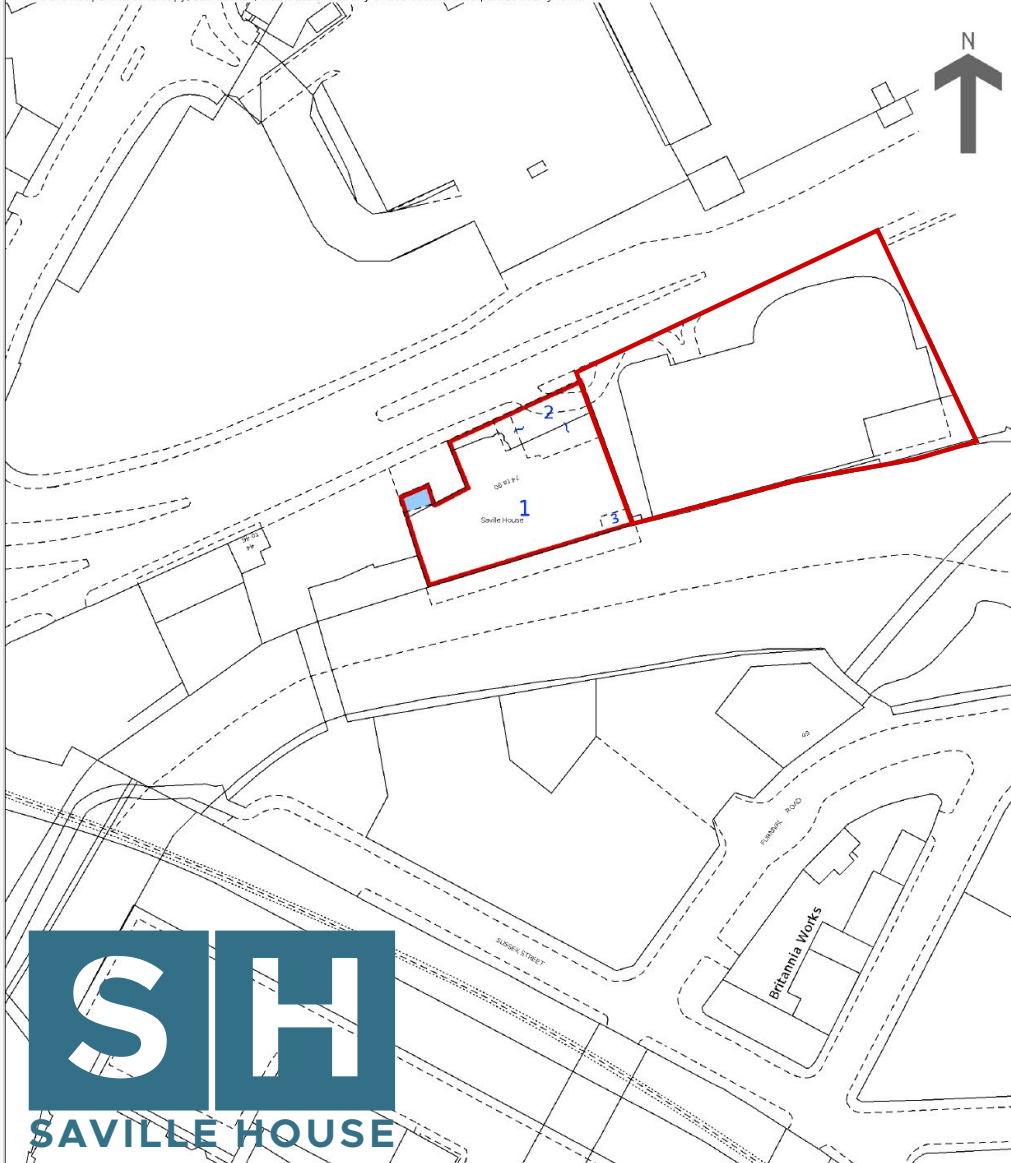


HM Land Registry  
Official copy of  
title plan

Title number **SYK98927**  
Ordnance Survey map reference **SK3688SW**  
Scale **1:1250**  
Administrative area **South Yorkshire :**  
**Sheffield**



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## TENANCY INFORMATION & COVENANT

# FRAGOMEN

Fragomen LLP occupy the 7th floor of the building on a new 5 years FRI lease from 11th November 2025, expiring on 10th November 2030 at a rent of £124,950 per annum exclusive. The rent is paid quarterly in advance and the tenant has the benefit of 29 car parking spaces.

Fragoman LLP, established in 1951, is a worldwide immigration attorneys, solicitors and consultants spanning the globe, with offices in The Americas, Europe, Asia, Africa and Oceania. Turnover as of 2024 was \$259,550,913 (US Dollars).



**INSURED  
HEALTH**

Insured Health Ltd occupy the part 8th floor on a new 6 years FRI lease from 9th January 2023, expiring on 8th January 2029 at a rent of £60,174 per annum. Insured Health is a health insurance broker with a 5 star rating on Trustpilot who have been in operation for over 20 years. Their net assets as of 2024 were £252,049.

Instant Managed Office Ltd currently occupy the part 8th floor and have served notice to break the lease on the 6th August 2026. Their current rent is £58,140 per annum exclusive.

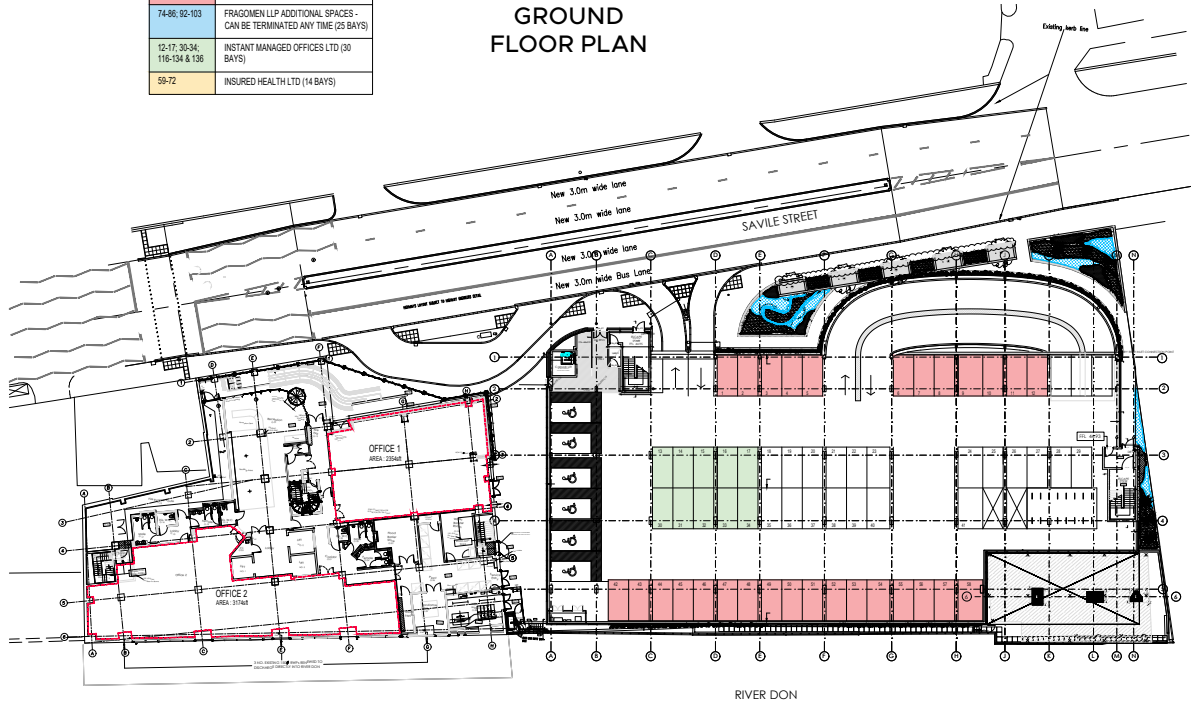
## TENURE

Freehold - Saville House - Title number SYK98927

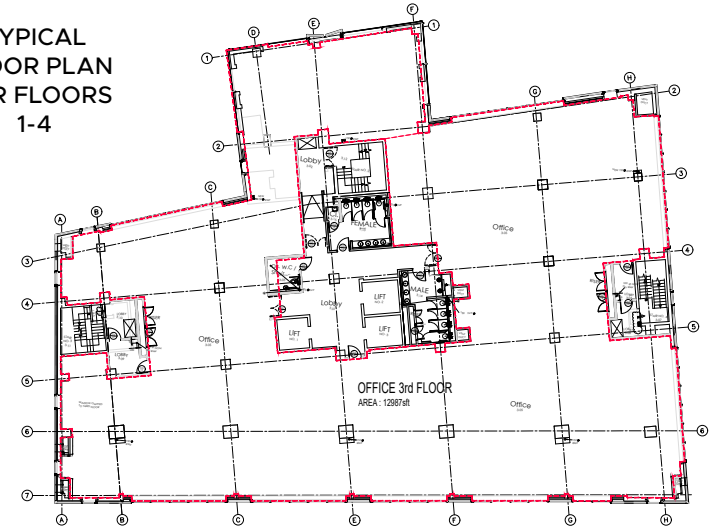
Freehold - Saville House Car park - Title number SYK398925

| PARKING BAY NUMBER          | TENANT  |
|-----------------------------|---|
| 1-12, 42-58                 | FRAGOMEN LLP AS PER LEASE (29 BAYS)                                   |
| 74-86, 92-103               | FRAGOMEN LLP ADDITIONAL SPACES - CAN BE TERMINATED ANY TIME (25 BAYS) |
| 12-17, 30-34, 116-124 & 136 | INSTANT MANAGED OFFICES LTD (30 BAYS)                                 |
| 59-72                       | INSURED HEALTH LTD (14 BAYS)  |

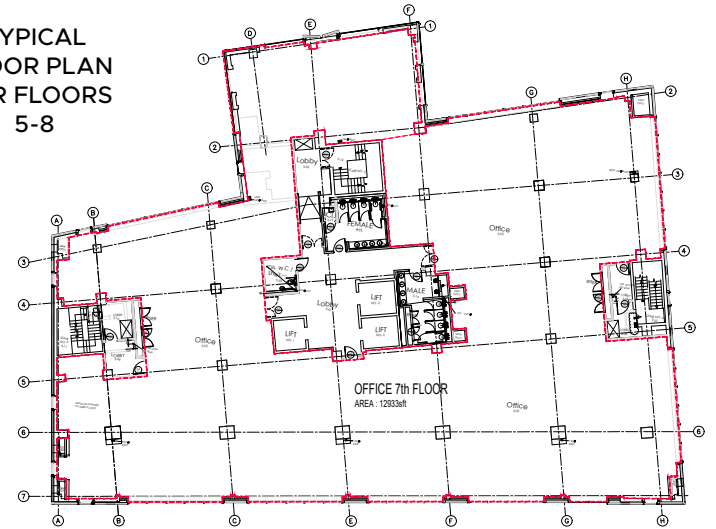
### GROUND FLOOR PLAN



### TYPICAL FLOOR PLAN FOR FLOORS 1-4



### TYPICAL FLOOR PLAN FOR FLOORS 5-8

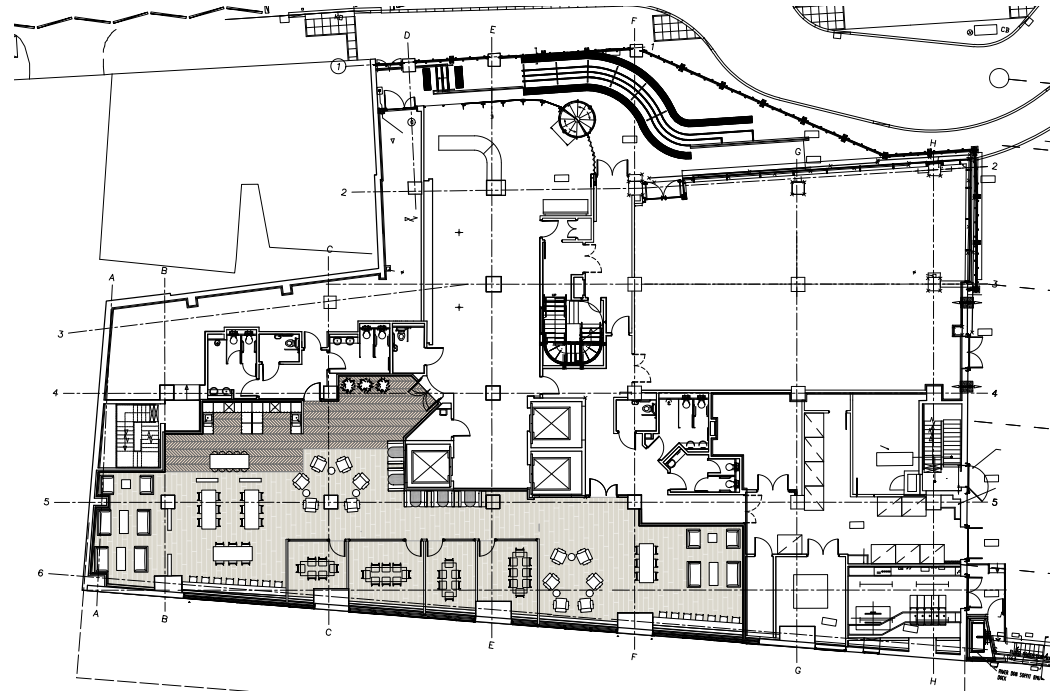
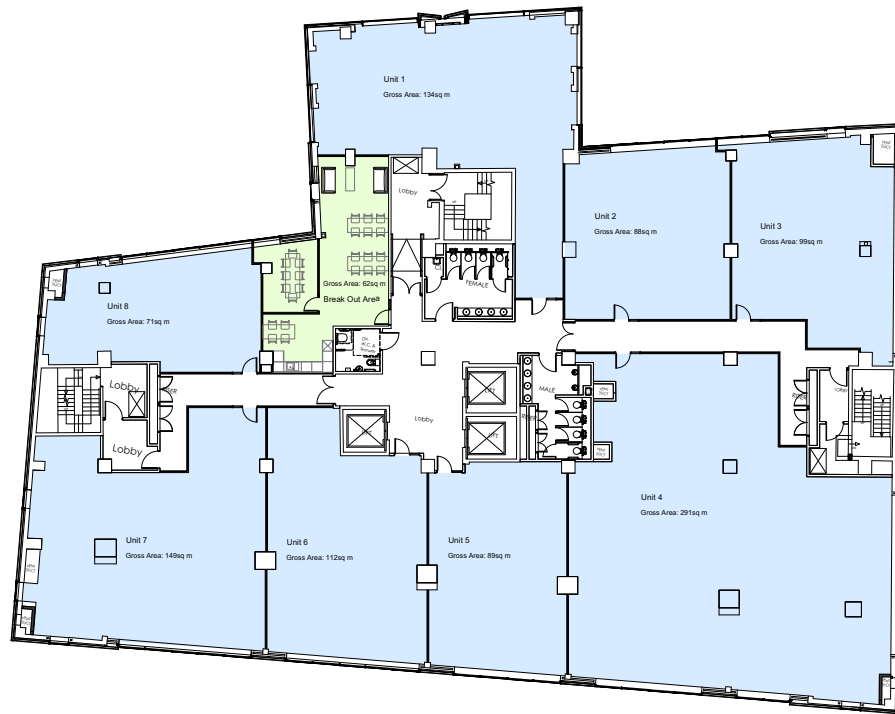




## ASSET MANAGEMENT OPPORTUNITIES

The building offers a variety of asset management opportunities, including potential conversion to hotel, student accommodation, residential, care home, or educational use, subject to planning permission. The car park also provides an opportunity to extend the building and enhance overall massing, subject to planning permission.

The office floors can be subdivided with suites ranging from 764 sq ft to 2,131 sq ft, together with dedicated breakout areas for the tenants.



THERE IS MUCH SCOPE  
FOR SUBDIVIDING A  
NUMBER OF THE FLOORS





## PRICE

Offers are invited for the freehold interest.

## CAPITAL ALLOWANCES

Capital allowances may be available on the building. Further information is available on request.

## LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

## AML

In accordance with Anti Money Laundering regulations, any purchaser will have to provide proof of funds, along with confirmation of how funds were obtained and proof of ID and address.

## VAT

The premises are elected for VAT.

## DATA ROOM

Dataroom access is available on request.



## VIEWING & FURTHER INFORMATION

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**A. Assembly.**  
Commercial Real Estate

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.