



# THE SQUARE

2 BROAD STREET WEST - SHEFFIELD S1 2BQ

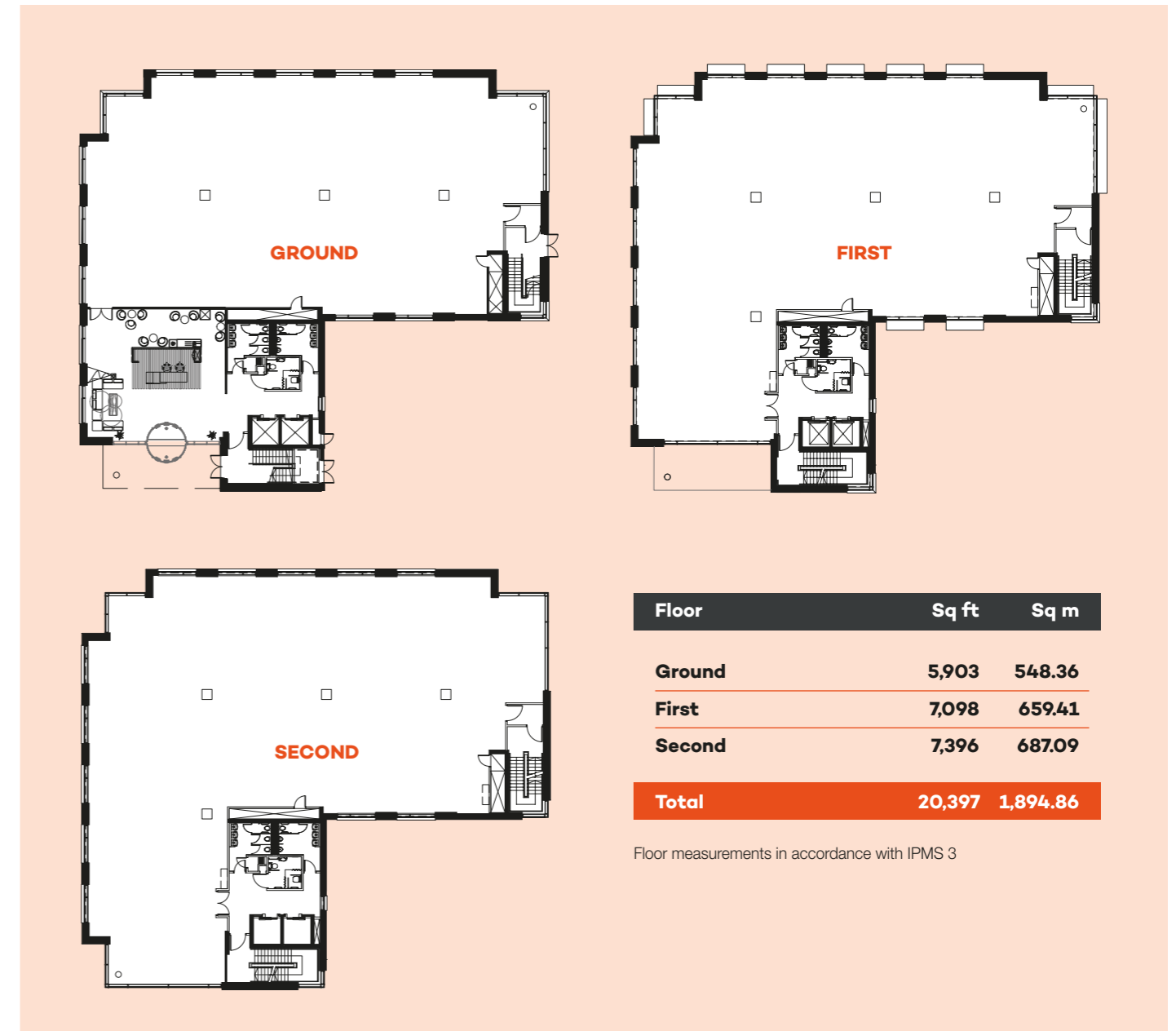
PRESTIGIOUS OFFICE DEVELOPMENT TO LET - UP TO 20,397 SQ FT (1,894.86 SQM)



The Square is a prestigious office development prominently located at the head of the A57 Sheffield Parkway. At the heart of the principal gateway to Sheffield city centre, this Grade A office space benefits from excellent connectivity to the city's amenities and all major motorway networks.

# PROMINENT CONNECTED SPACIOUS THE SQUARE





The Square comprises a six storey office building which has been refurbished to provide high specification accommodation, including the following features;

 <b>BREEAM 'VERY GOOD'</b>	 <b>SUSPENDED CEILINGS</b>	 <b>LED LIGHTING</b>	 <b>DDA COMPLIANT</b>
 <b>FOUR PIPE FAN COIL AIR CONDITIONING</b>	 <b>2 x 13-PERSON PASSENGER LIFTS</b>	 <b>2.7M FLOOR TO CEILING HEIGHT</b>	 <b>FULL ACCESS RAISED FLOORS</b>



**TERMS**  
The offices are available in whole or in part by way of a new full repairing and insuring lease for a term of years to be agreed.

**EPC**  
Available on request.

**RATEABLE VALUE**  
The incoming tenants will be responsible for all rates and taxes levied on the accommodation. Interested parties are to contact the Local Rating Authority in respect of this.

**VAT**  
All reference for price, premium or rent are deemed exclusive of VAT unless expressly stated otherwise.

**LEGAL COSTS**  
Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

# ENERGETIC VIBRANT INNOVATIVE SHEFFIELD IS...

**1**

HOME TO TWO OF THE LARGEST UNIVERSITIES IN THE UK, WITH A STUDENT POPULATION OF OVER 60,000.

**2**

A DRIVER OF ECONOMIC GROWTH IN THE NORTH AND SIGNIFICANT PLAYER IN THE NORTHERN POWERHOUSE AGENDA.

**3**

AMONG THE TOP 10 MOST POPULOUS CITIES OF UK, WITH A POPULATION OF 576,000.

**4**

A WELL CONNECTED CITY WITH MANCHESTER UNDER AN HOUR AWAY AND LONDON TWO HOURS BY TRAIN.

Sheffield Railway Station

Park Square

Ponds Forge Sports Centre

Bus Interchange

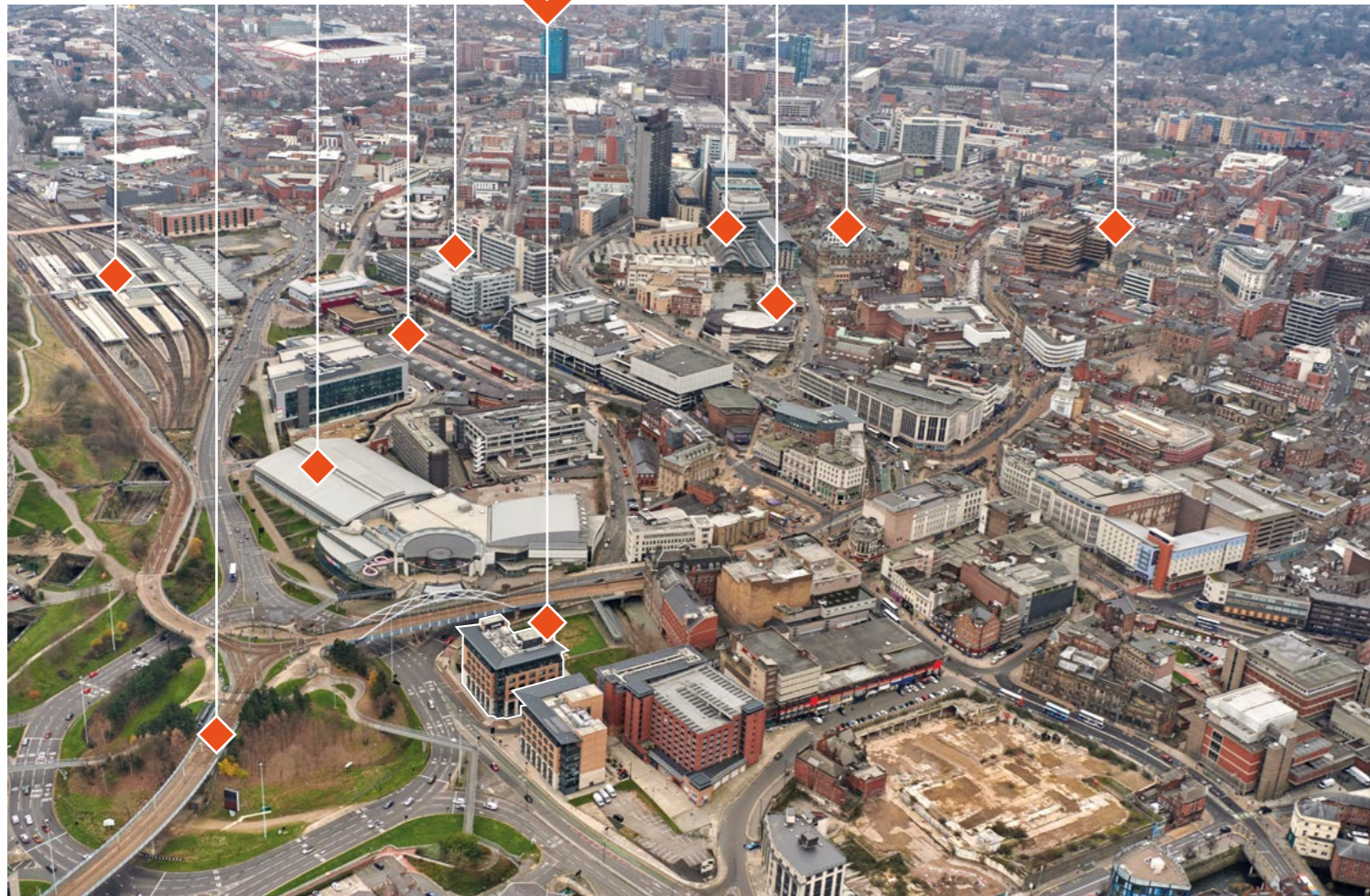
Sheffield Hallam University

Winter Gardens

Crucible Theatre

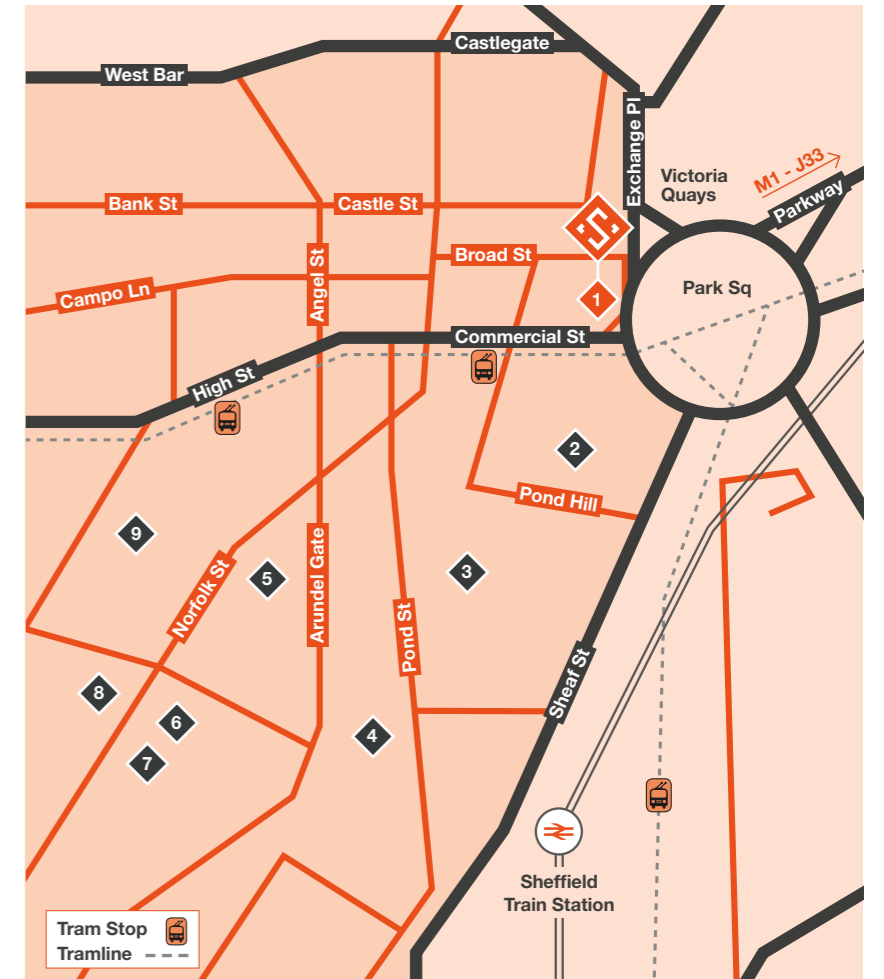
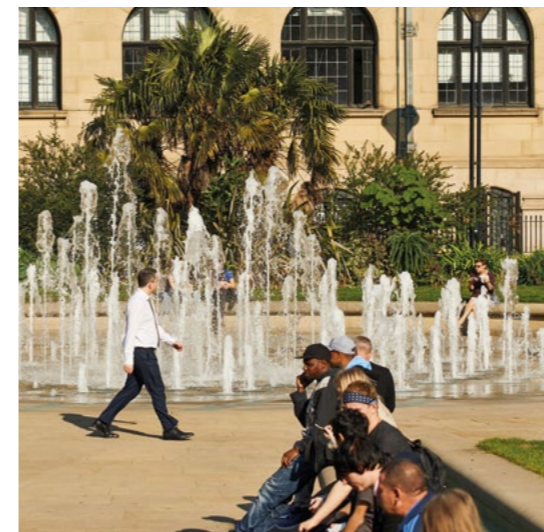
Peace Gardens

Sheffield City Hall



The building is situated within a five minute walk from the city centre and Sheffield railway station whilst also having direct M1 motorway access via A57 Sheffield Parkway.

- 1 The Square
- 2 Ponds Forge Sports Centre
- 3 Bus Interchange
- 4 Sheffield Hallam University
- 5 Crucible Theatre
- 6 Winter Gardens
- 7 Millennium Galleries
- 8 Peace Gardens
- 9 Fargate





# THE SQUARE

SHEFFIELD S1 2BQ



jeff.pearey@eu.jll.com  
clem.mcdowell@eu.jll.com



rob@cpppartners.co.uk  
max@cpppartners.co.uk

IMPORTANT NOTICE: JLL and CPP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not comprise any part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of JLL and CPP has any authority to make any representation of warranty whatsoever in relation to this property. **Design and Production DS.EMOTION March 2019\_4875**