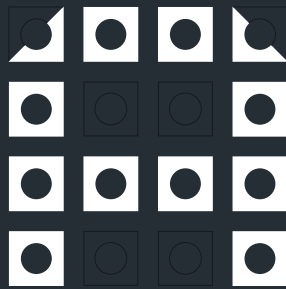


FIRST FLOOR  
NOW AVAILABLE  
11,647 SQ FT



A C E R O

S H E E F F I E L D   D C



## ACERO, SHEFFIELD AT A GLANCE

### PRIME 'GRADE A' SPACE

Air conditioning and extensive glazing for natural light.

### OUTSTANDING SPECIFICATION

Well dimensioned open plan first floor of 11,647 sq ft available.

### UNBEATABLE CONNECTIONS

Exceptional transport access via rail, road, tram, bus, and on foot. Opposite the City's main railway station and a short walk to the City's central shopping area.

### AVAILABLE NOW

Rare opportunity to accommodate space in this prime business location.

### SECURE CAR PARKING

Undercroft car parking with direct access to Acero's reception and office floors.



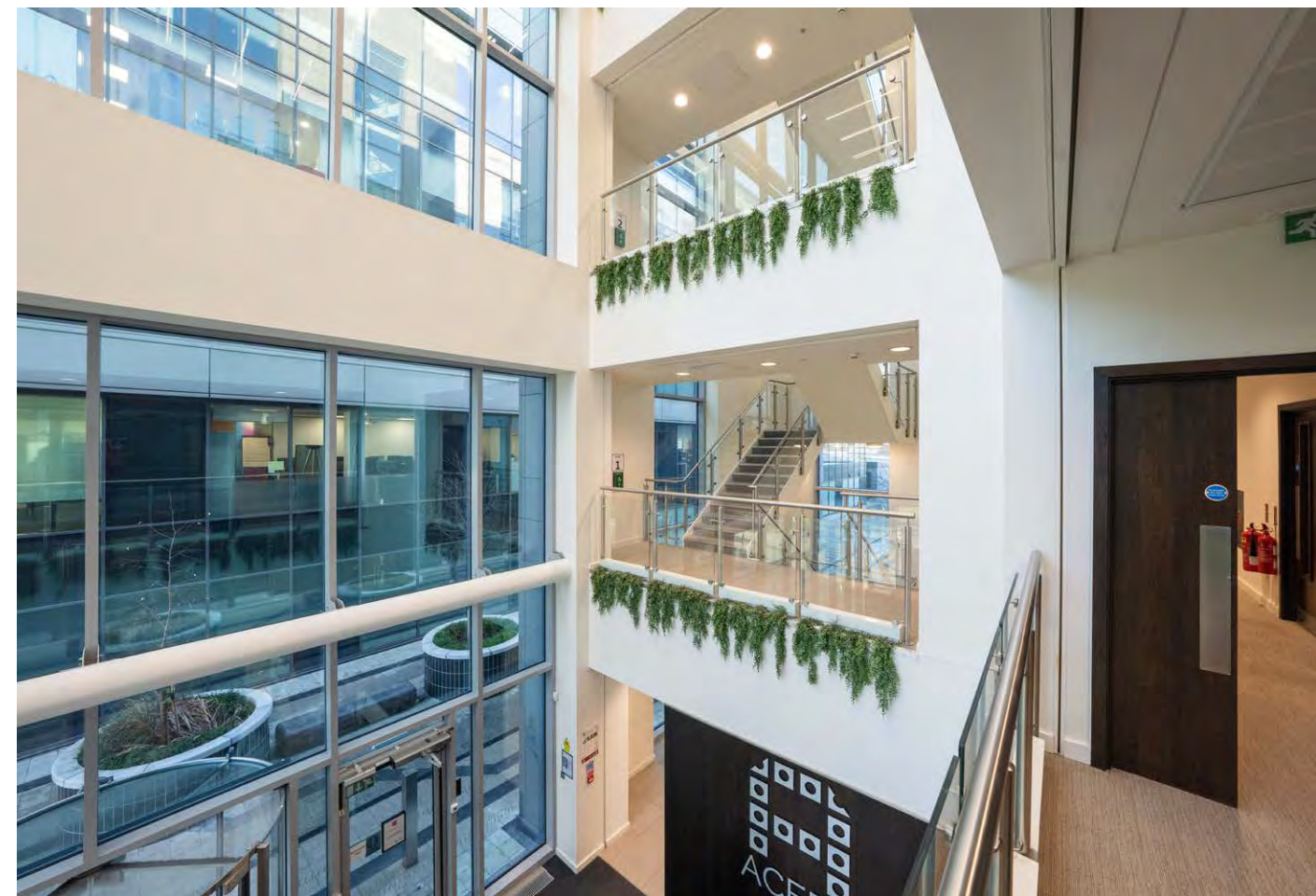




## SHEFFIELD'S FUTURE-READY BUSINESS SPACE

Acero adopts the same high quality design and standards and Acero goes even further. No other new office building in the City centre can offer Acero's combination of large and flexible floor plates, immediate accessibility from all key modes of transport, energy efficiency, prominence and prestige.

Acero offers a building that provides a platform for your business to perform productively and profitably. Acero also offers an address and location that sets you apart from your competition.







## SPECIFICATION



Fully DDA compliant



24 hour access



VDU compatible lighting



Air conditioning



Showers



Lifts



Car parking\*



Receptions with full height atriums



Raised access floors throughout



Suspended ceilings



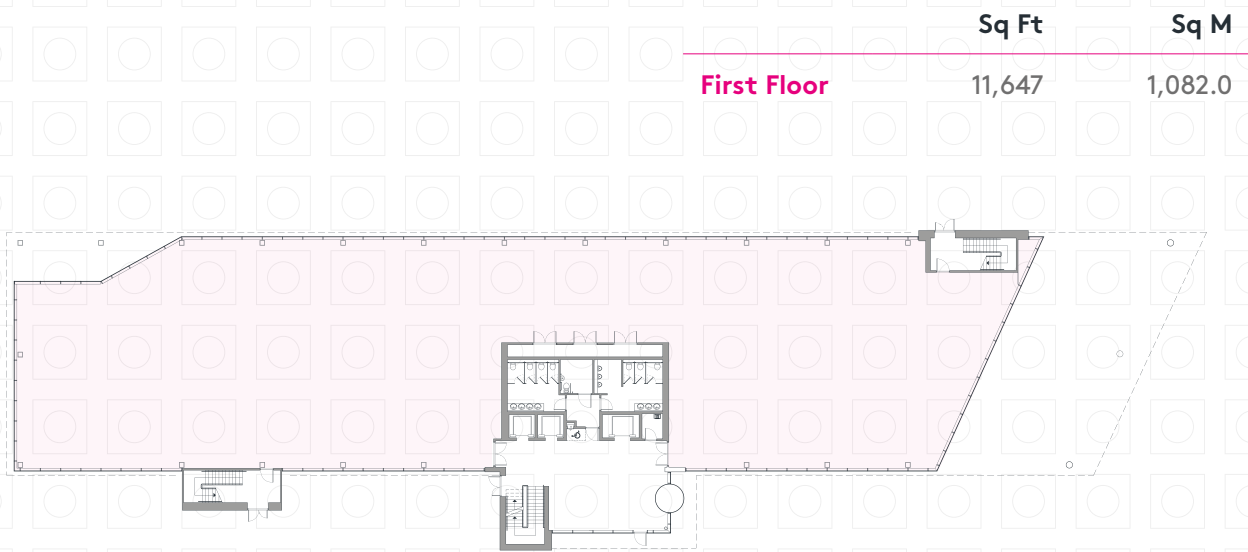
Flexible floor plates, easy to sub-divide



BREEAM rating – Excellent rating. A



FIRST FLOOR  
ACCOMMODATION



FIRST FLOOR\* | Total workstations | 90 | Meeting rooms | 3 | Occupancy ratio | 1:12 m<sup>2</sup>

\*First Floor differs slightly

\*All measurements on a Net Internal basis



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## GRADE A FIRST FLOOR OFFICE SPACE

11,647 sq ft of First floor space now available Building the great success of Electric Works, Ventana House and Endeavour is the final phase of this exemplary landmark business destination.

This is an opportunity that will provide Grade A office space, designed with the occupants in mind. With large flexible floor plates in a super-prime city centre location, it will deliver both prominence and prestige. Acero offers a building that will provide a platform for your business to perform productively and efficiently.

The building is located adjacent to both the main rail station and bus interchange with on-site car parking and a dedicated cycle hub, making this an unrivalled accessible city centre location.

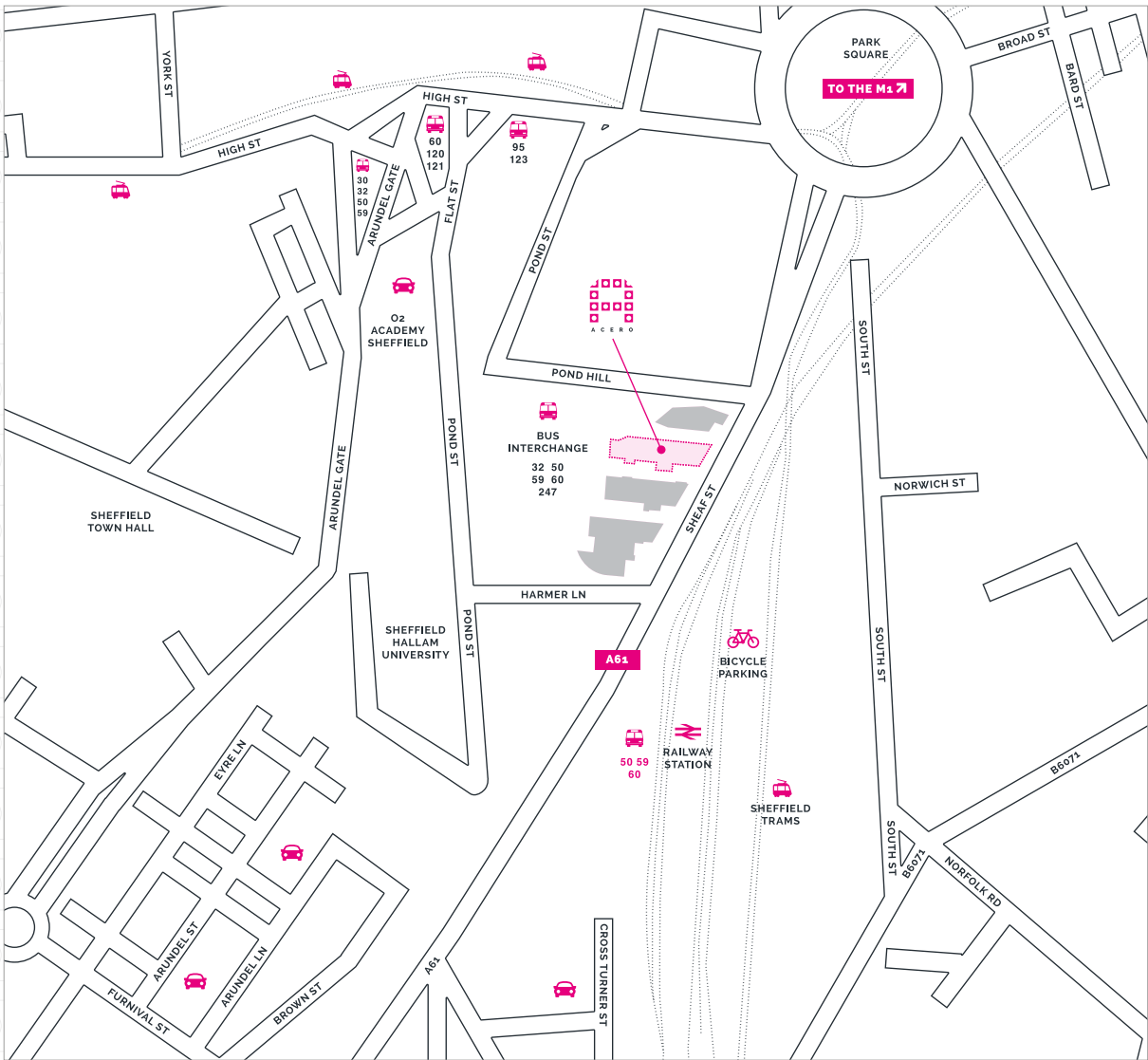




# LOCATION & TRANSPORTATION

Sheffield DC sits directly opposite the City’s main railway station and its Supertram stop and adjacent to the Sheffield bus interchange. The Fitzalan Square/Ponds Forge Supertram stop is only 5 minutes’ walk away. Reaching Acero by car is just as easy. Park Square roundabout is only 300 yards away, leading to Junction 33 of the M1, only 7 minutes away via Sheffield Parkway, and Junction 34 of the M1 at Meadowhall, only 12 minutes away.

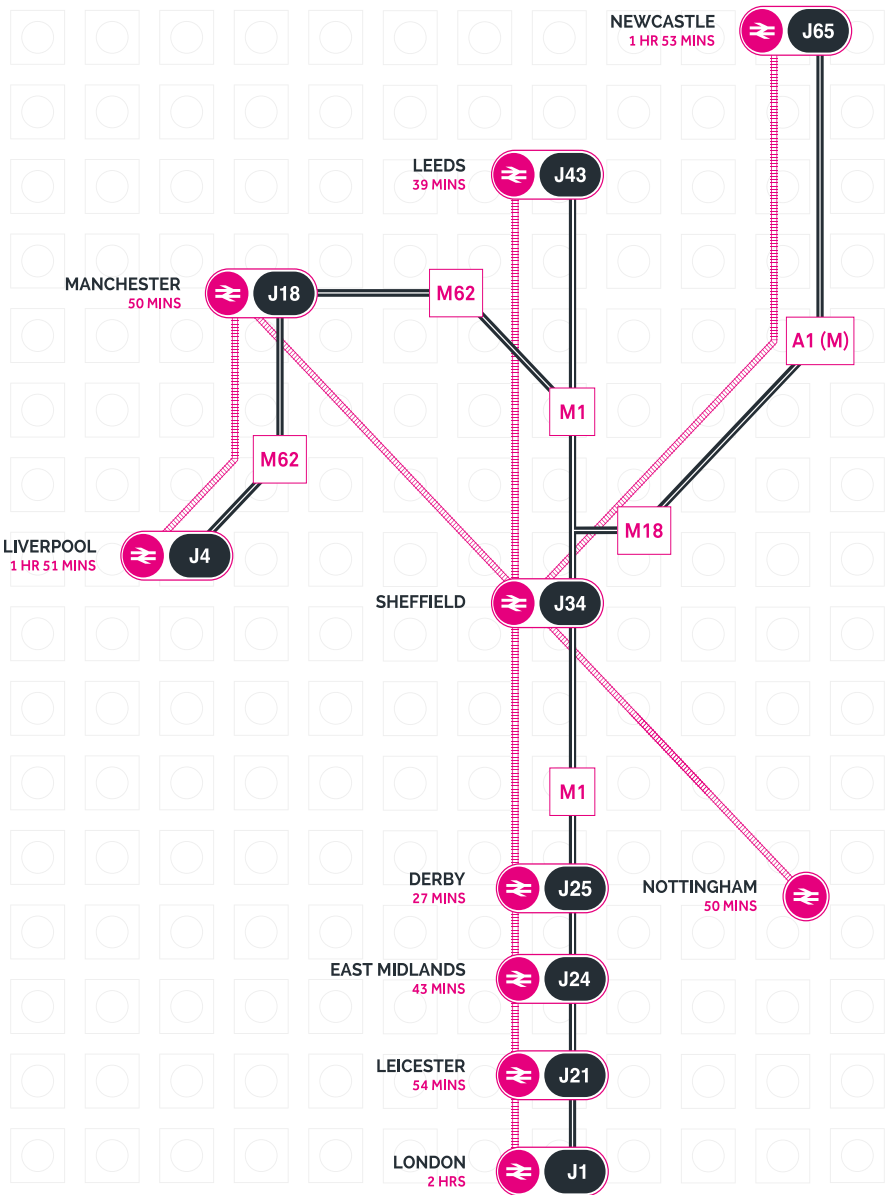
The prominence and convenience of Sheffield DC will benefit your clients, your staff and your business – and encourage ‘green travel’.



# NATIONAL CONNECTIONS

Whilst only a short walk from the extensive amenities in the central shopping area of the City, Acero is exceptionally well placed for the widest range of transport alternatives.

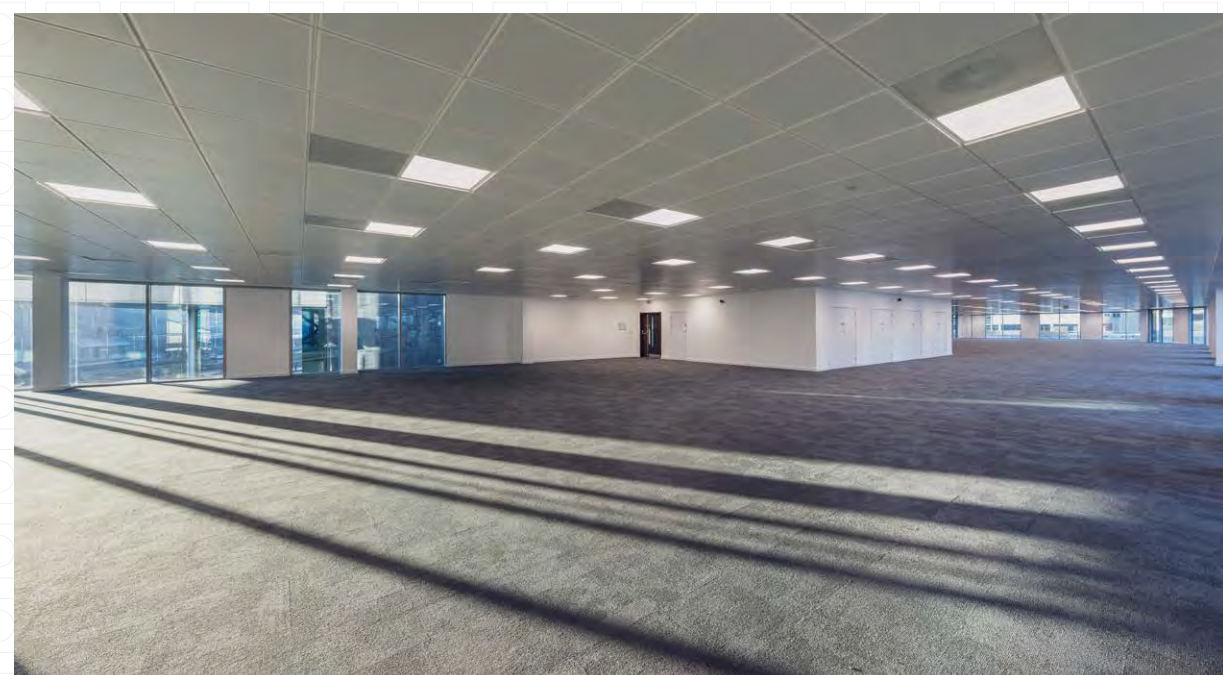
So whether your business is expanding in the City centre, moving into the centre from the wider area, or even relocating from another city, Acero’s transport links will ensure that your staff and customers will benefit from the best possible transport options with minimal inconvenience.



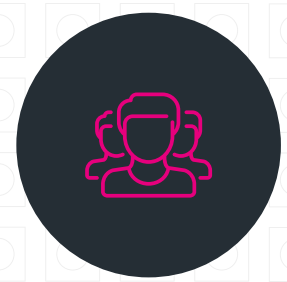
\*Journey times shown are the quickest available, based upon published timetables

USEFUL LINKS

- [theoutdoorcity.co.uk](http://theoutdoorcity.co.uk)
- [welcometosheffield.co.uk/business](http://welcometosheffield.co.uk/business)
- [sheffieldcityregion.org.uk](http://sheffieldcityregion.org.uk)
- [scci.org.uk](http://scci.org.uk)
- [shu.ac.uk](http://shu.ac.uk)
- [sheffield.ac.uk](http://sheffield.ac.uk)



SHEFFIELD FACTS



1,400,000 Catchment population



920,250 Workforce catchment



91,900 Business, professional & financial services employees



Sheffield has two large universities & is home to over 63,000 students



66,650 Service sector Employees in training



Typical office salaries in sheffield are 5% below the national average (14% Below london)



High level of students enrolled on business related degree courses with 17% directly enrolled on business studies degrees



High proportion of employees in the creative, media and digital industries, accounting for 12% of private sector workforce







## FURTHER INFORMATION

For further information or to arrange an inspection please contact:

### LETTING AGENTS



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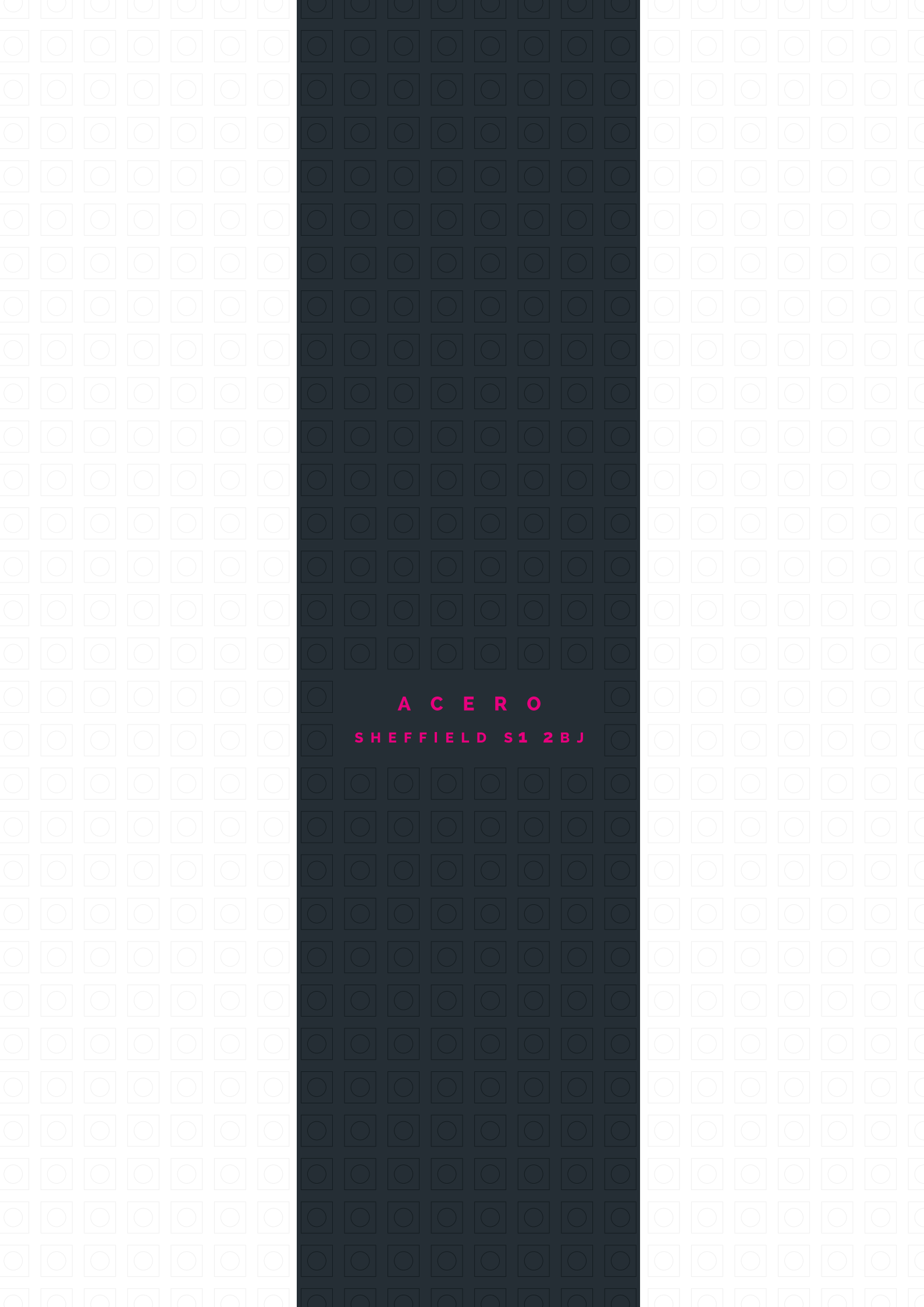


### IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP), Colloco (C) or Knight Frank (KF) 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 CPP, C or KF nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs 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 etc: 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.







A C E R O

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