



1 North Bank, Sheffield S3 8JY

TO LET

Central Grade A Office

6,000 - 26,079 Sq Ft
(557 - 2,423 Sq M)

1 North Bank, Sheffield S3 8JY

DESCRIPTION

1 North Bank provides high-quality Grade A office space in Sheffield's Riverside district. The property is an imposing 5-storey U-shaped building of steel framed construction with curtain wall glazing and clad elevations offering a total of 62,819 sq ft, with suites from 6,000 - 26,079 sq ft. It boasts a BREEAM 'Very Good' rating, raised access floors, comfort cooling, and flexible layouts. Tenants enjoy a gym, café, showers, cycle facilities, and a feature glazed reception. Fully DDA compliant, served by four lifts across two cores.

- ✓ Central Grade A office space
- ✓ 6000 - 26,079 sq ft (1,115.73 - 2,422.74 sq m)
- ✓ Close to amenities and public transport links
- ✓ Parking available
- ✓ On site gym and café
- ✓ Shower and cycle facilities

LOCATION

1 North Bank is positioned on the banks of the River Don with frontage onto Blonk Street, in the Riverside area of the city. The location benefits from excellent public transport accessibility, with bus, rail, and supertram services only 5 minutes away. The inner ring road is close by, providing direct access to the motorway network via the Parkway (A630/A57) to J33 of the M1.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third Floor	14,069	1,307
Fourth Floor	12,010	1,116
Total	26,079	2,423

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

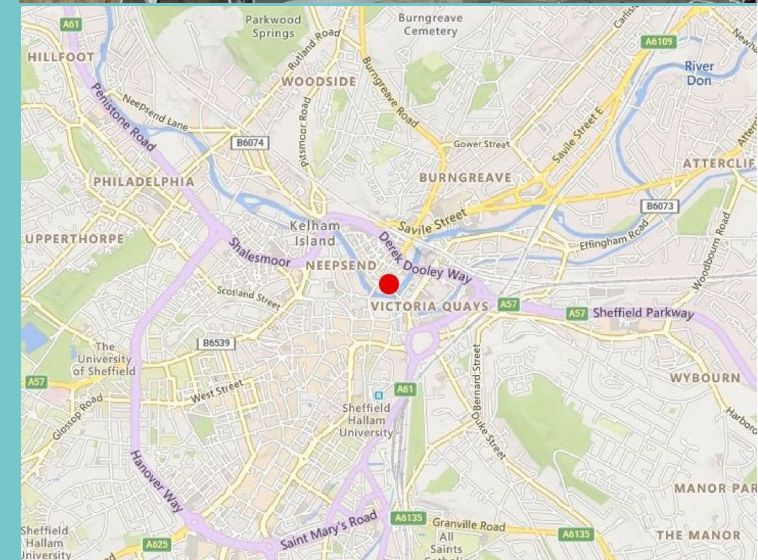
LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC The property benefits from an EPC rating of C(53). A copy of the EPC is available upon request.



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VIEWING & FURTHER INFORMATION

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