

# TO LET : OPEN PLAN OFFICES IN SHEFFIELD



**Stylish offices in prominent landmark building situated at key gateway into Sheffield city centre**

1,000 - 86,000 sq ft  
(92.9 - 7,989.6 sq m)

**Saville House  
Savile Street  
Sheffield S4 7YA**

## Location

The property is located in a prominent position at one of the key gateways into Sheffield city centre. The M1 can be accessed straight from Savile Street (10 mins by car) and the city centre is just a 5-minute walk away.

## Description

Saville House is a prominent landmark building, arranged over nine floors, with panoramic views of the city and surrounding areas. It offers flexible, open plan, fitted offices and benefits from its own private multi-storey car park, dedicated security and a dramatic reception area.

## Amenities include:

- raised access floor with 100mm void
- plastered and painted walls
- comfort cooling and heating
- LED lighting
- WCs - designer quality throughout the building, including disabled facilities
- carpet throughout
- suspended ceilings
- three 21-person passenger lifts
- impressive ground floor reception
- car parking (237 cars)

## Floor Areas

The property provides over 100,000 sq ft of office space, with the available space ranging from 1,000 sq ft to 86,000 sq ft.

## Rent

From £8.50 per sq ft.

## Business Rates

£3.50 per sq ft.

## Service Charge

£2.00 per sq ft.

## Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of C (58).

## Legal Costs

In the event of a transaction each party will be responsible for their own legal and professional costs.

## Further Information and Viewings

Please contact joint agents:

### Aston Rose

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*Subject to Contract  
January 2023*

*The particulars shown are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.*

**Aston Rose, part of Rapleys offers a wide range of professional property services, including the following:**

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**Investment & Development**  
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