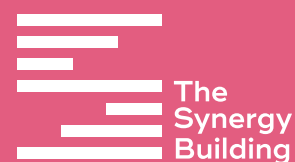




Synergy

Hartshead, Sheffield S1 2NY

Flexible and quality accommodation in the Professional Quarter of the city of Sheffield.





Synergy

A recently refurbished and highly specified office scheme prominently located in the Professional Quarter of the city of Sheffield. Offering flexible and quality accommodation to tenants with the benefits of 24 hour access, on-site car parking and a central location that makes the best of the city's offerings easily accessible.

The accommodation benefits from large areas of efficient open plan office suites set over 8 floors. All spaces are available to let on a flexible lease and can be either subdivided into smaller units to suit, or taken on a floor-by-floor or wing-by-wing basis.





SYNERGY /
WHAT HAPPENS WHEN
A COMBINATION OF THINGS
PRODUCES AN EFFECT OR
RESULT THAT IS GREATER
THAN THE SUM OF ITS PARTS.
SOMETHING EXTRAORDINARY
AND SUCCESSFUL.

Features:

- 65 SPACE ON-SITE FULLY SECURE CAR PARK WITH CCTV
- COMFORT COOLING TO OFFICE AREAS
- COMPLETE REDECORATION
- 3 COMPARTMENT PERIMETER TRUNKING
- LG3 COMPLIANT LIGHTING
- SHOWER FACILITIES
- FULLY DDA COMPLIANT
- WIFI TO COMMUNAL AREAS
- MANNED RECEPTION

Note: Flexible suites are available to cater for businesses of any size. For more information please contact one of the joint agents.



7	Level
6	Armed & Safe Ltd
5	Two Leapers Limited and
4	Thompson Software
3	Adesso, Prolix, Office Angels, Spring Technology
2	Spring Building Reception Emergency Health & Protection
1	Basement Car Park
0	Basement Car Park

Layout

SUITES AVAILABLE FROM
1,580 – 2,574 SQ FT

The accommodation benefits from large areas of efficient open plan office suites set over 8 floors. All spaces are available to let on a flexible lease and can be either subdivided into smaller units to suit, or taken on a floor-by-floor or wing-by-wing basis.

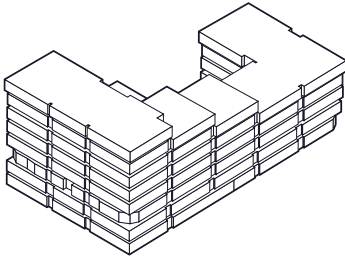
Available Space

SUITE	LOCATION	SQ M	SQ FT
LEVEL 0 (PART A)	BANK STREET	147	1,580
LEVEL 2 (PART B)	MEETING HOUSE LANE		3,020
LEVEL 3 (PART A)	MEETING HOUSE LANE		1,571
LEVEL 4 (PART A)	BANK STREET		3,509
LEVEL 5 (PART A)	CAMPO LANE		5,145
LEVEL 5 (PART B)	MEETING HOUSE LANE		2,011
LEVEL 7	CAMPO LANE	437	4,706
TOTAL			24,998



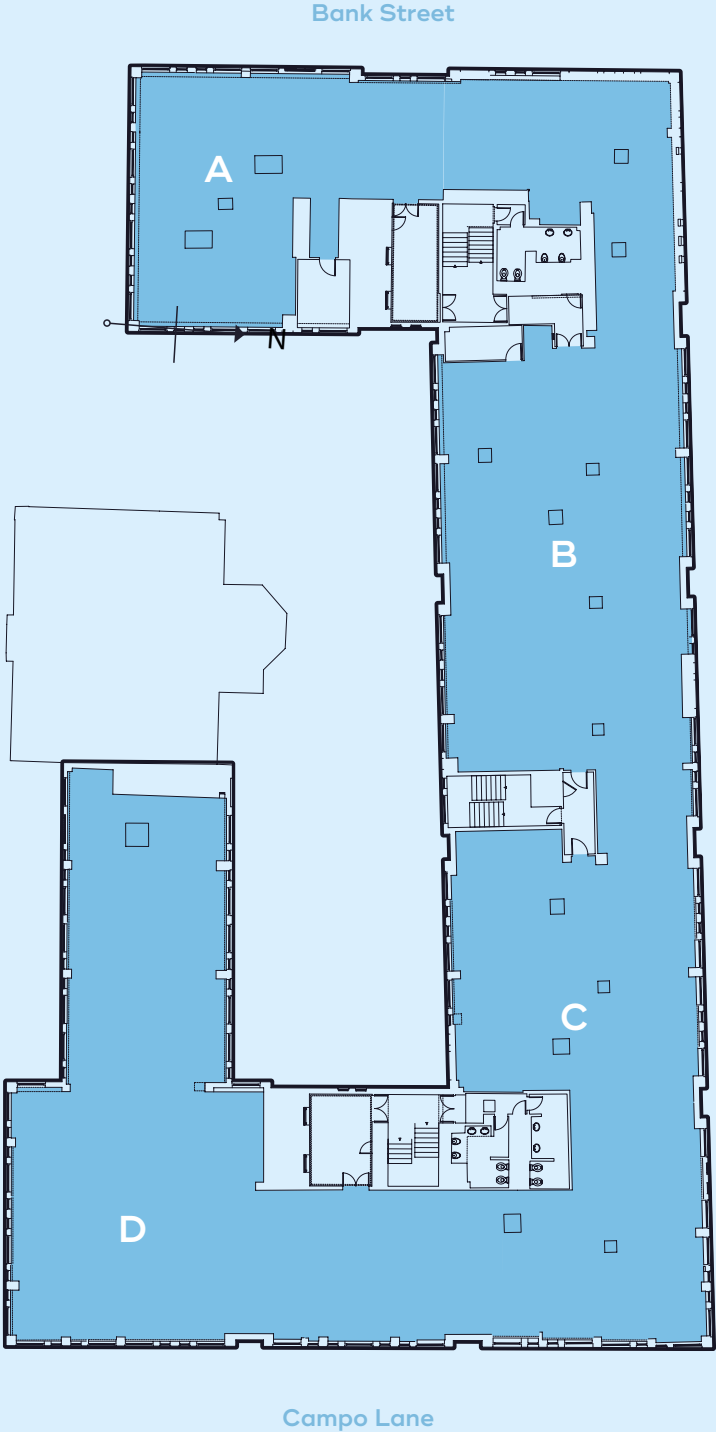
Layout

SYNERGY IS SPLIT ACROSS 4 WINGS, ACCESSED OFF 2 CORES.



- Area Splits
- Common Areas

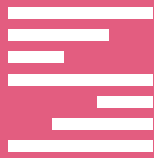
Indicative Floorplan



FLEXIBLE, LIGHT OPEN PLAN SUITES ACROSS THE WHOLE BUILDING.

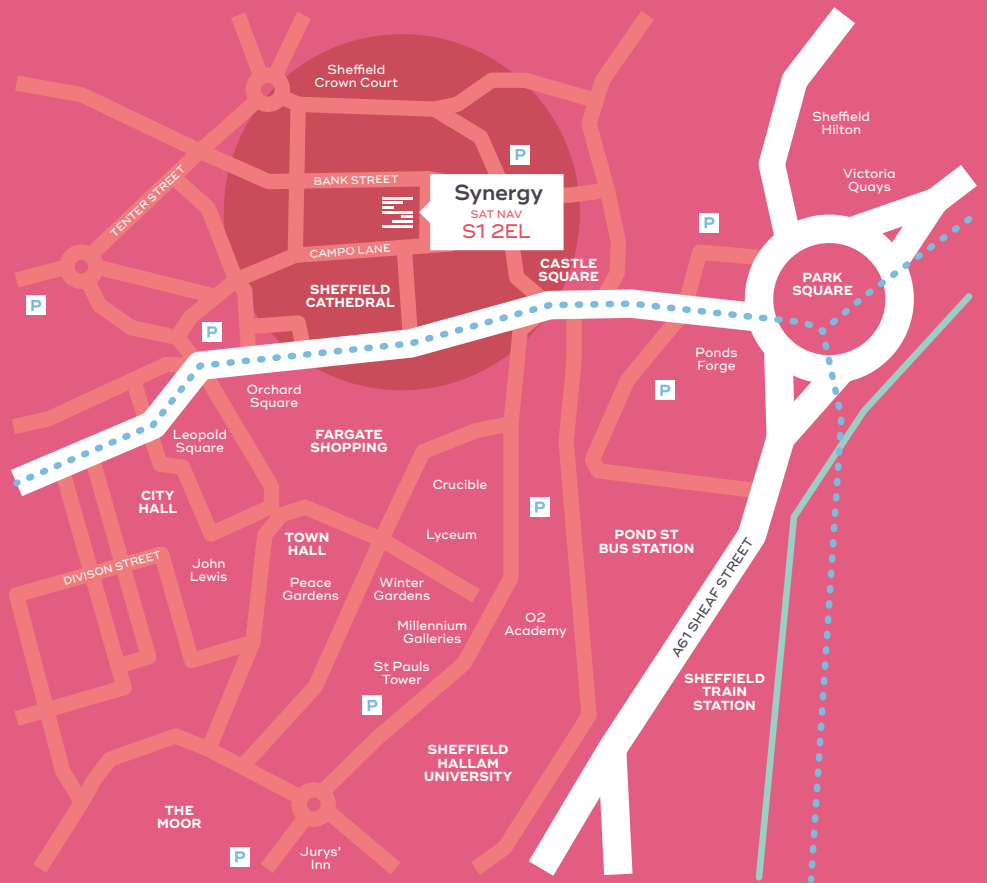
Campo Lane

Situated in the heart of the city has many benefits. Some of Sheffield's finest restaurants, bars and coffee shops are within a few minutes walk and provide a variety of options for client entertainment. Fargate, (Barker's Pool) the main shopping areas and the City Hall are a similar distance, with the famous Crucible and Lyceum theatres just beyond. Slightly further afield are international venues like The Motorpoint Arena, Ice Sheffield, and Meadowhall Shopping centre - all easily accessible via the excellent Supertram, bus or Mainline rail network.



The Synergy Building

Campo Lane
Sheffield
S1 2DR



For more information:

colloco.

www.colloco.co
0114 299 3121
tim@colloco.co
07810 865 561



www.cpppartners.co.uk
0114 273 8857
rob@cpppartners.co.uk
07506 119 770

Current occupiers

Located in the Professional Quarter means you are surrounded by some of the most established business names in Sheffield, as well as sharing the same address as the following high profile tenants:

prospects



MODIS



Managed by:



The agents for themselves and for the vendors or lessors of his property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They 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 as to the correctness of each of them. (ii) no person in the employment of the agents has any authority to make or give any representation or warranty in relation to this property. (iii) Unless otherwise stated, all prices, rents and other outgoings (where appropriate) are quoted exclusive of VAT. September 2015. Photographs taken August/October 2011.