

A C E R O

PRIME OFFICE SUITE TO LET

FLEXIBILITY SPACE FROM 4,000 – 11,626 SQ FT

CONCOURSE WAY, SHEFFIELD, S1 2BJ

An inspirational environment

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.

Here are just a few of our neighbours:

CERTARA^o

ATKINS



IWVG International Workplace Group

Kennedys

Sheffield Hallam University

sky



egress

SPACES.

First

OLYMPIC LEGACY PARK

nocn

Green Credentials

EPC A rated
BREEAM 'Excellent' design
Gas free by design

Green travel provisions
High quality showers and changing areas
Lockers and drying room areas

Specification

Fully DDA compliant
24 hour access
LED Lighting throughout
Air conditioning
Showers
Lifts

Car parking
Full high atrium reception
Raised access floors throughout
Suspended ceilings
Flexible floor plates, easy to sub-divide



A C E R O



Sheffield
Railway
Station

Sheffield
Hallam
University
Knowledge Applied

Sheffield
Interchange

ODEON
LUXE

The
Crucible
Theatre

Ponds Forge Leisure
Centre, Gym &
Wellness Facilities

Premier Inn 

Kommune

Travelodge



The buzz of Sheffield

Acero · Sheffield

Concourse Way, Sheffield, S1 2BJ

Sheffield DC sits directly opposite the City's main railway station and its Supertram stop and adjacent to the Sheffield bus interchange. It offers local coffee shops and boutiques, within 10-15 minutes' walk of the building.

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.

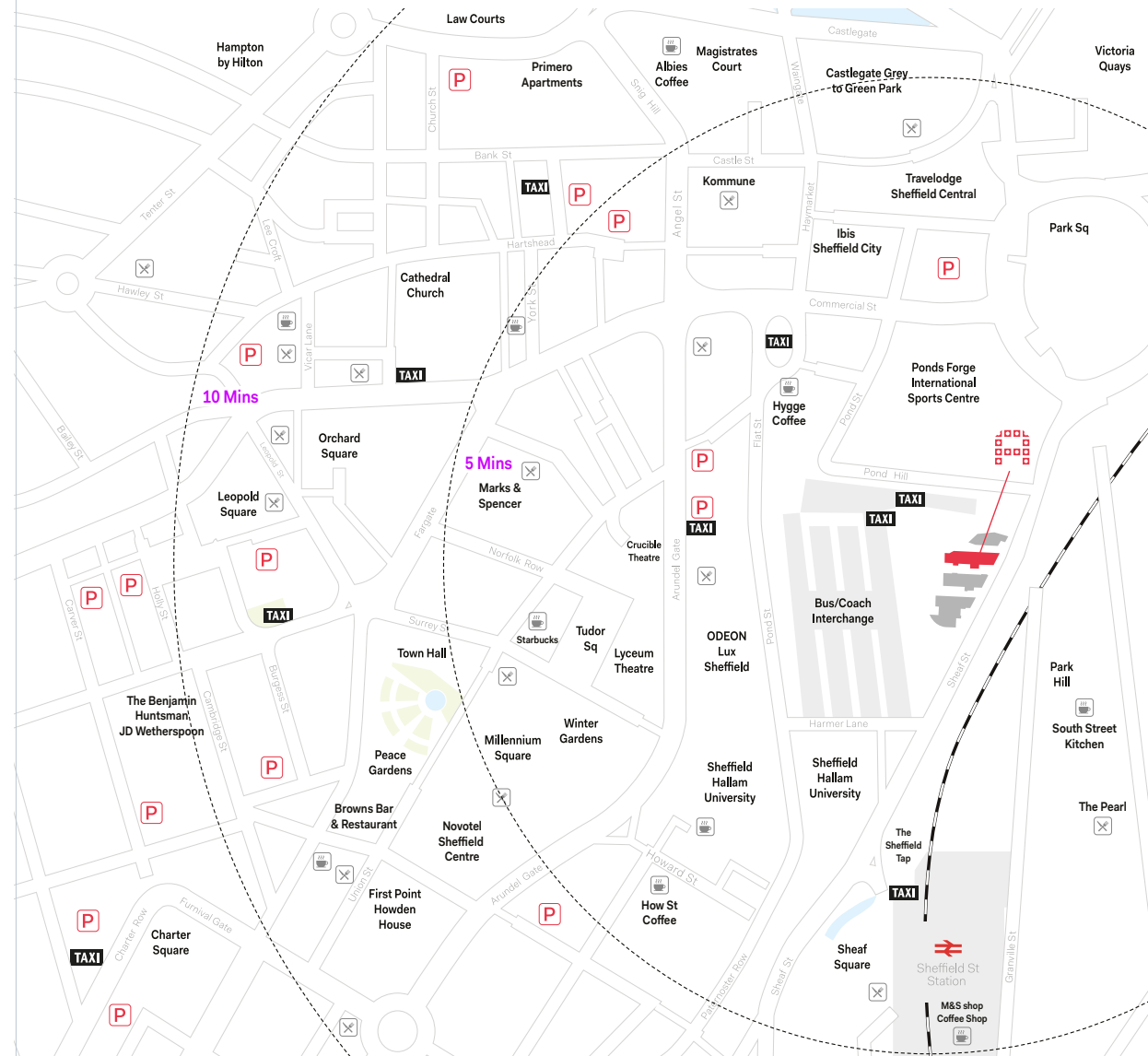
The prominence and convenience of Sheffield DC will benefit your clients, your staff and your business – and encourage 'green travel'.

"Sheffield: 5th best connected city by rail outside of London."

www.independant.co.uk

Sheffield is just 2 hours from London and 3 hours 30 minutes' from Edinburgh,

The mainline station in Sheffield offers an impressive entry to the city, with fast direct links from London St Pancras International departing every 30 minutes' from early morning to late at night and an abundance of close by amenities.



Feed your Imagination

Acero was built to provide Grade A office space, designed with the occupants in mind.



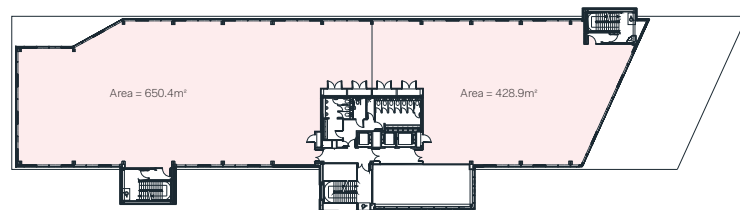
Schedule of Areas

Flexibility, space from 4,000 – 11,626 sqft to let

Floor		Sq Ft	Sq M
Upper Ground	LET	11,488	1,067
First Floor	AVAILABLE	11,626	1,080
Second Floor	LET	13,912	1,292
Third Floor	LET	13,912	1,292
Fourth Floor	LET	14,694	1,365
Fifth Floor	LET	14,694	1,365
Total		80,326 Sq Ft	7,462 Sq M

*All measurements on a Net Internal Basis

Typical Floor Plan



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.





Rob Darrington
+ 44 (0) 114 273 8857
rob@cppartners.co.uk

Tim Bottrill
+ 44 (0) 114 299 3121
tim@colloco.co

Peter Whiteley
+ 44 (0) 114 272 9750
peter.whiteley@knightfrank.com

A C E R O

Acero, Concourse Way, Sheffield, S1 2BJ

Term

A new lease on offer the terms of which are to be agreed.

Rent & Rates

Rent upon application.

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, agent nor client guarantee its accuracy nor is it intended to form part of any contract.

All areas quoted are approximate. March 2024