



F O U N T A I N  
P R E C I N C T

HIGH QUALITY OFFICES IN THE HEART OF SHEFFIELD CITY CENTRE

# WORK TO LIVE

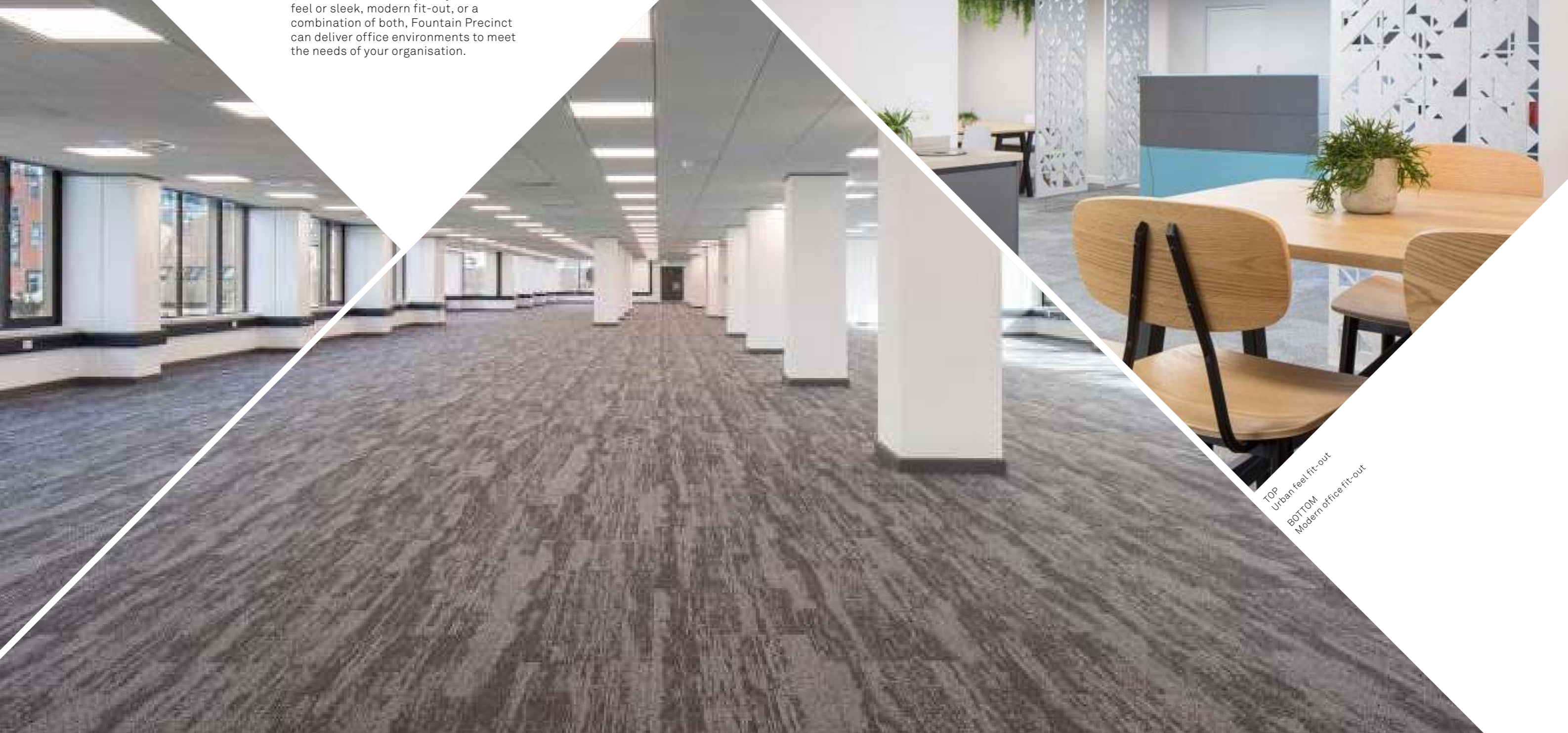
Fountain Precinct is to offer market leading on-site facilities and amenities, providing occupiers with high quality breakout areas, shared working environments, meeting areas, external terraces and an improved entrance and approach worthy of this landmark building.



TOP  
New tenant business lounge  
BOTTOM  
New external terrace and meeting place  
RIGHT  
Re-modelled reception

# OFFICE SPACE TO MATCH YOUR STYLE

Bright, flexible office suites which can be tailored to suit your business. Whether it's a contemporary urban feel or sleek, modern fit-out, or a combination of both, Fountain Precinct can deliver office environments to meet the needs of your organisation.



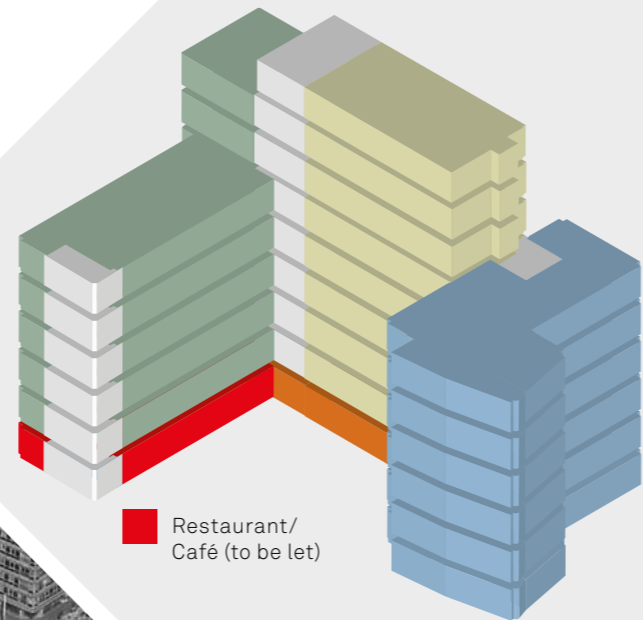
TOP  
Urban feel fit-out  
BOTTOM  
Modern office fit-out

# HIGH QUALITY OFFICE SPACE WITH BUILT IN FLEXIBILITY

The floorplates provide bright open plan accommodation ideal for the demands of the modern business.

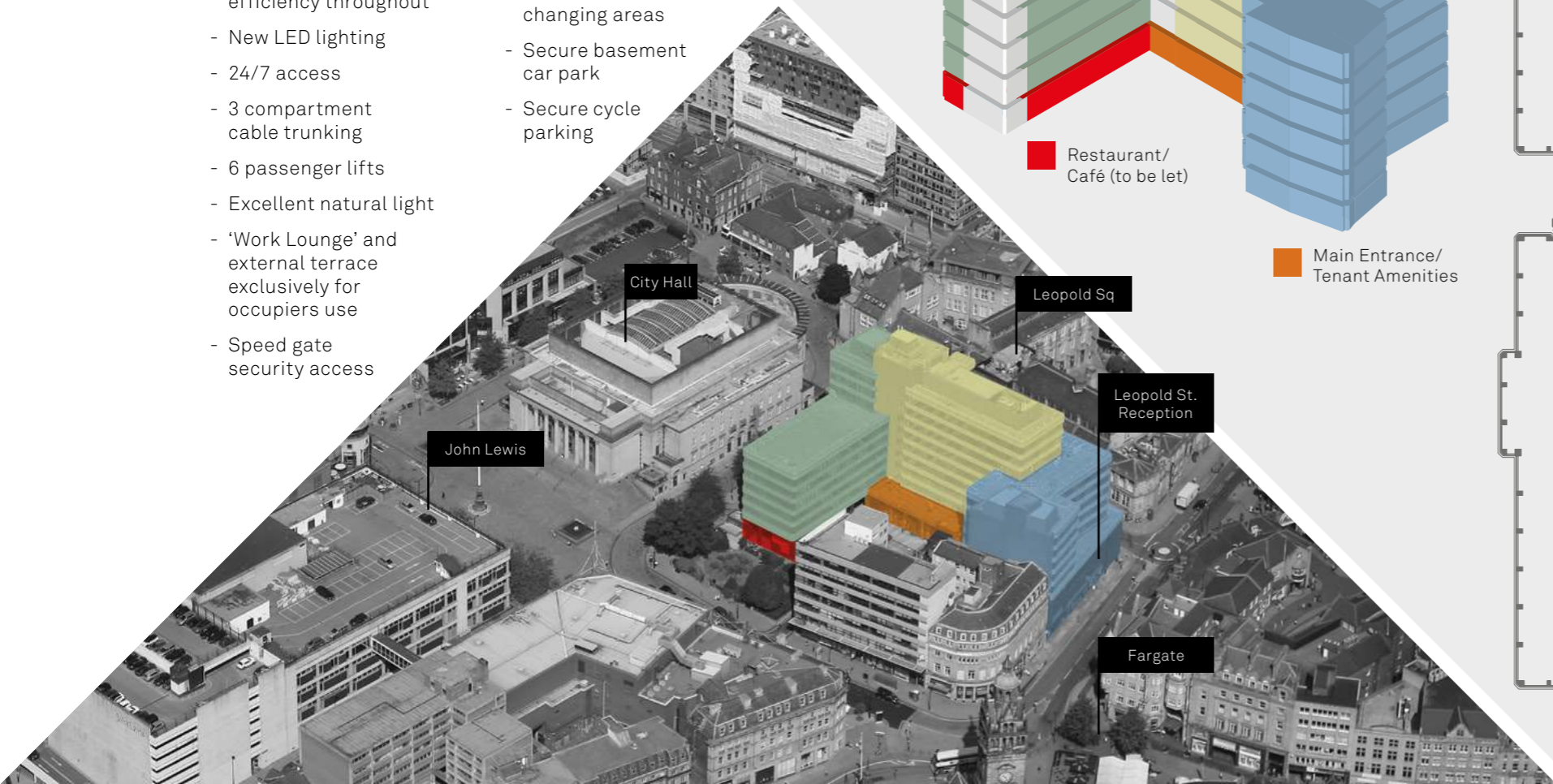
The accommodation within Fountain Precinct includes:

- New VRF comfort cooling system
- Design capable of operational density of 1:8m<sup>2</sup>
- Choice of exposed services or suspended ceiling system
- Improved energy efficiency throughout
- New LED lighting
- 24/7 access
- 3 compartment cable trunking
- 6 passenger lifts
- Excellent natural light
- 'Work Lounge' and external terrace exclusively for occupiers use
- Speed gate security access
- Day1 Full Fibre Connectivity available upto 10GB
- Large, double height reception
- Concierge reception
- Modern WC's on each floor
- Shower and changing areas
- Secure basement car park
- Secure cycle parking



Restaurant/Café (to be let)

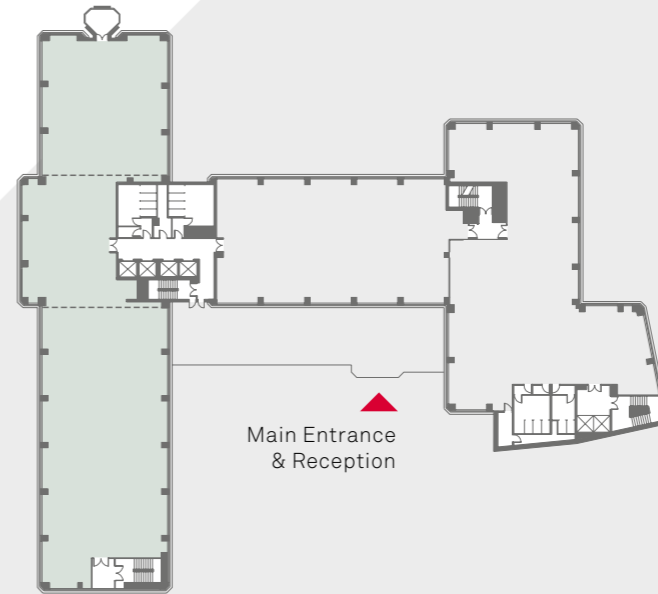
Main Entrance/Tenant Amenities



Fountain Precinct has 3 main wings and 2 reception areas allowing suites to be combined vertically or horizontally.

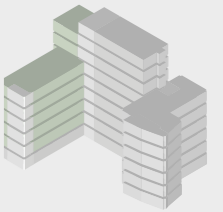
## BALM GREEN WING

The Balm Green Wing is the largest of the three wings at Fountain Precinct. With a single floorplate of approx 8,600 sq ft. This wing can accommodate requirements from as little as 1,700 sq ft on Levels 6, 7 or 8.



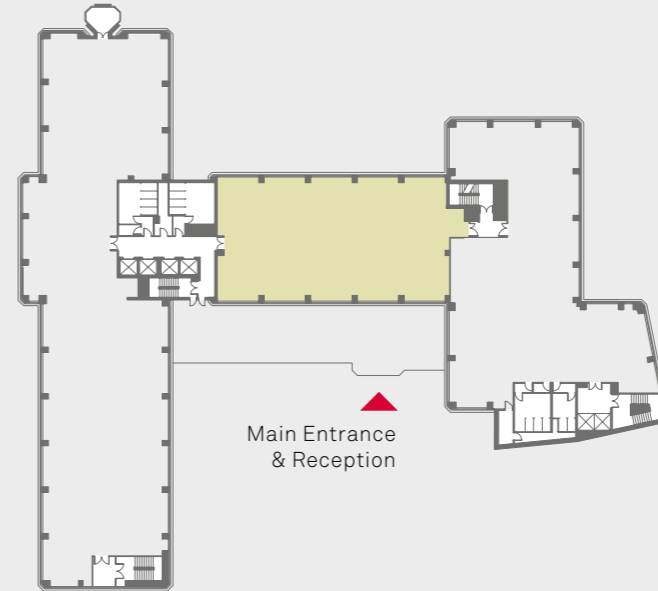
Leopold St Entrance

Main Entrance & Reception



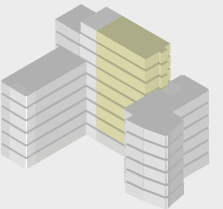
## ORCHARD LANE WING

The Orchard Lane Wing is situated right at the core of the building with floor plates up to 3,850 sq ft capable of subdivision.



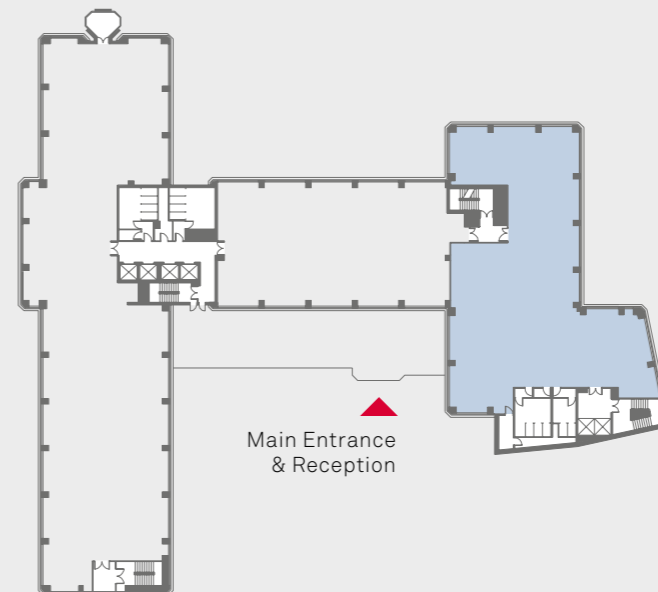
Leopold St Entrance

Main Entrance & Reception



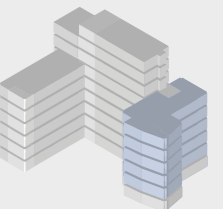
## LEOPOLD WING

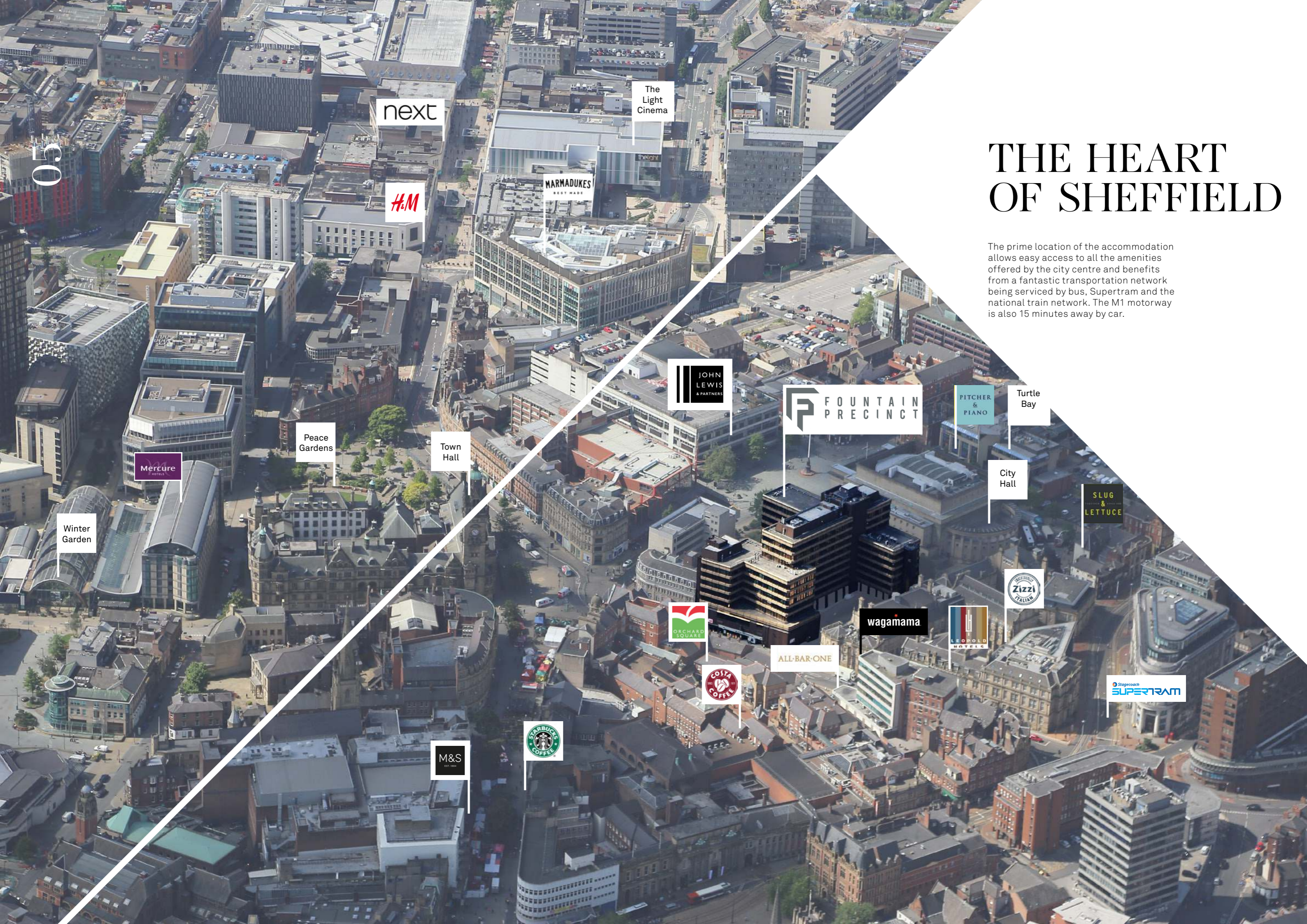
The Leopold Wing has floorplates of approx 4,800 sq ft, offering views from every angle. This area can be accessed from the Leopold Street or Barkers Pool receptions.



Leopold St Entrance

Main Entrance & Reception





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# THE HEART OF SHEFFIELD

The prime location of the accommodation allows easy access to all the amenities offered by the city centre and benefits from a fantastic transportation network being serviced by bus, Supertram and the national train network. The M1 motorway is also 15 minutes away by car.

next

The Light Cinema

H&M

MARMADUKES  
BEST MADE

JOHN LEWIS  
& PARTNERS

FOUNTAIN  
PRECINCT

PITCHER & PIANO

Turtle Bay

Peace Gardens

Town Hall

Mercure  
HOTELS

Winter Garden

City Hall

SLUG & LETTUCE

Zizzi  
ITALIAN

ORCHARD SQUARE

wagamama

LEOPOLD  
HOTELS

ALL-BAR-ONE

COSTA COFFEE

Stagecoach  
SUPERTRAM

M&S  
EST. 1884

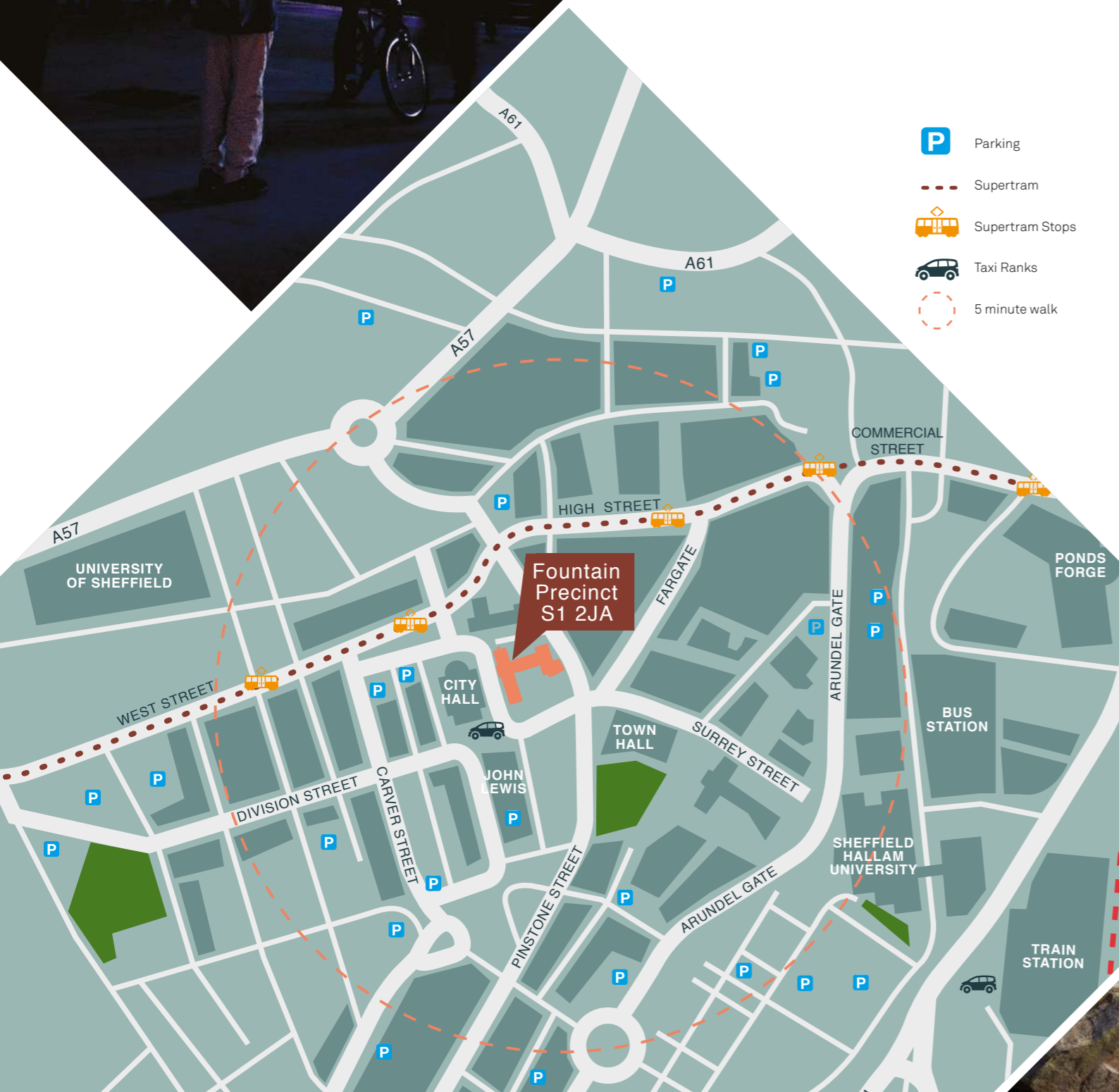
STARBUCKS  
COFFEE



TOP  
Sheffield City Hall

# LOCATION

The prime location of the accommodation allows easy access to all the amenities offered by the city centre and benefits from a fantastic transportation network being serviced by bus, Supertram and the national train network. The M1 motorway is also 15 minutes away by car.



- Parking
- Supertram
- Supertram Stops
- Taxi Ranks
- 5 minute walk



RIGHT  
Leopold Square  
BELOW  
Sheffield Supertram  
Cathedral Stop  
BELOW  
Towards Sheffield Train Station



TOP RIGHT  
Mountain biking in the  
Peak District National Park  
MIDDLE  
The Moor Shopping  
LEFT BOTTOM  
Rock Climbing in the  
Peak District National Park

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