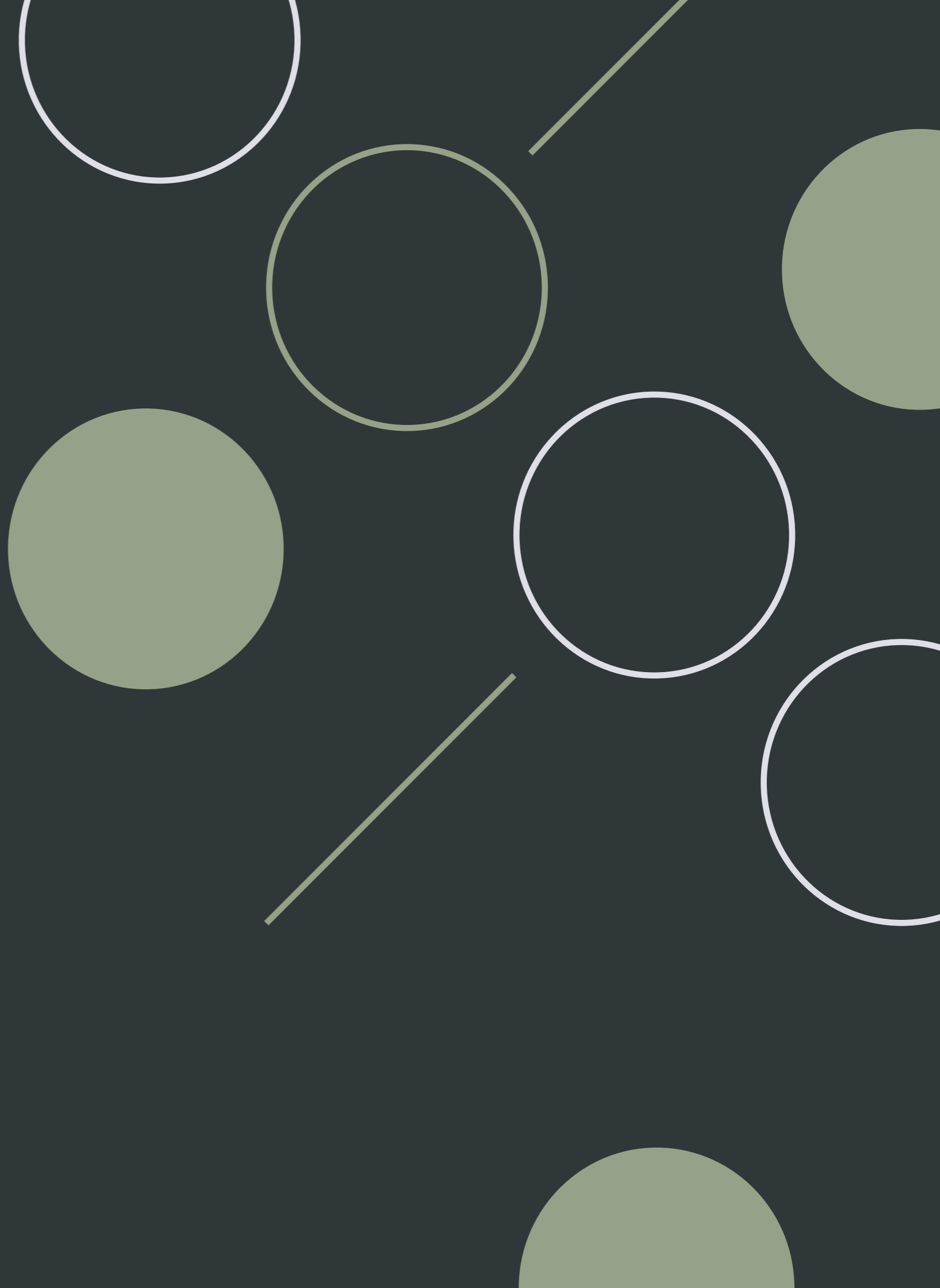


DERWENT HOUSE

150 ARUNDEL GATE, SHEFFIELD, S1 2JY

BEAUTIFULLY FINISHED OFFICE SPACE

STUNNING GRADE A CITY CENTRE OFFICE
ACCOMODATION FROM 3,570 - 13,870 SQ FT

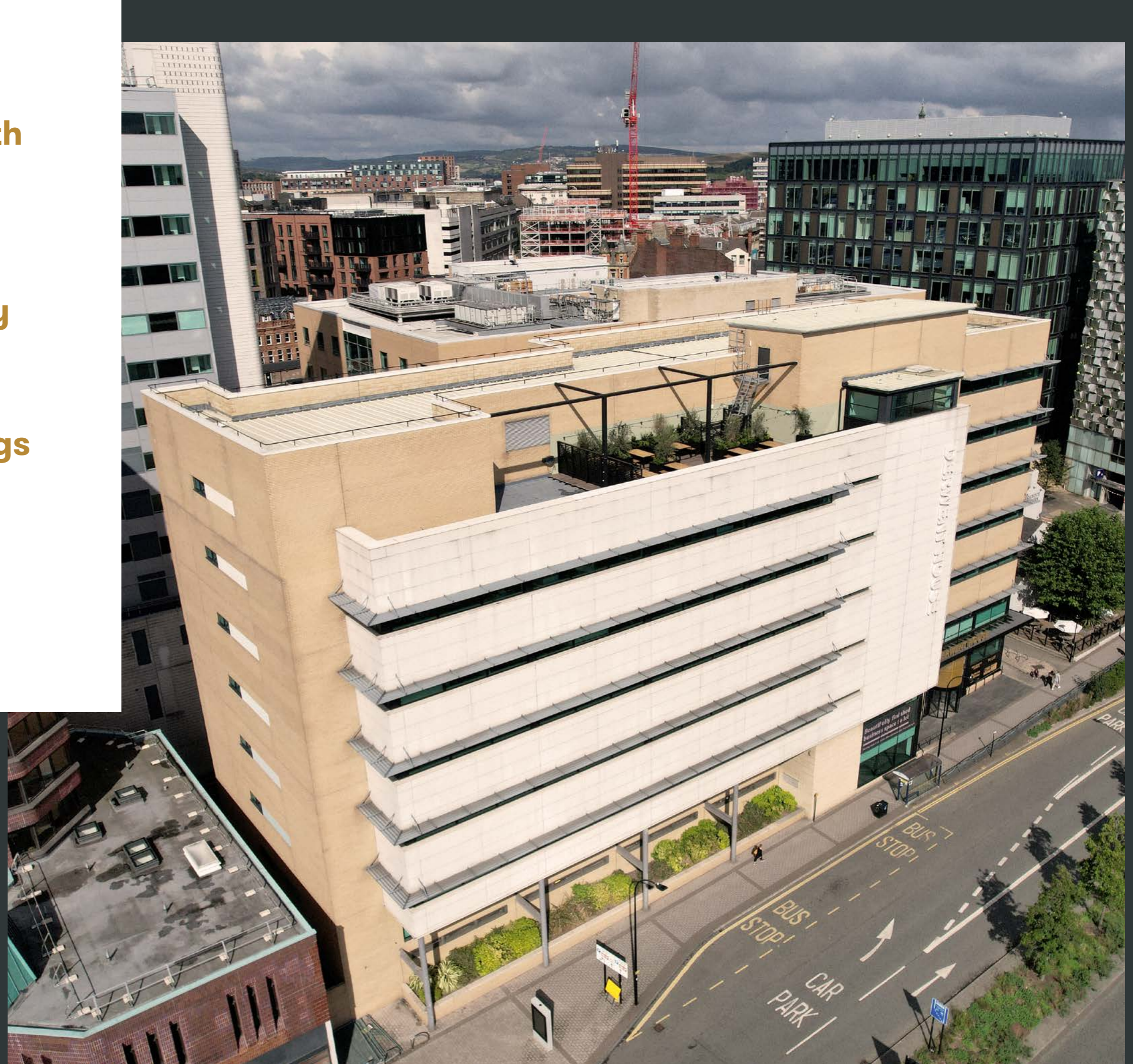


Derwent House, with its large open plan floor plates, offers your business the perfect opportunity to occupy one of Sheffield's most prestigious buildings in the heart of the city centre.

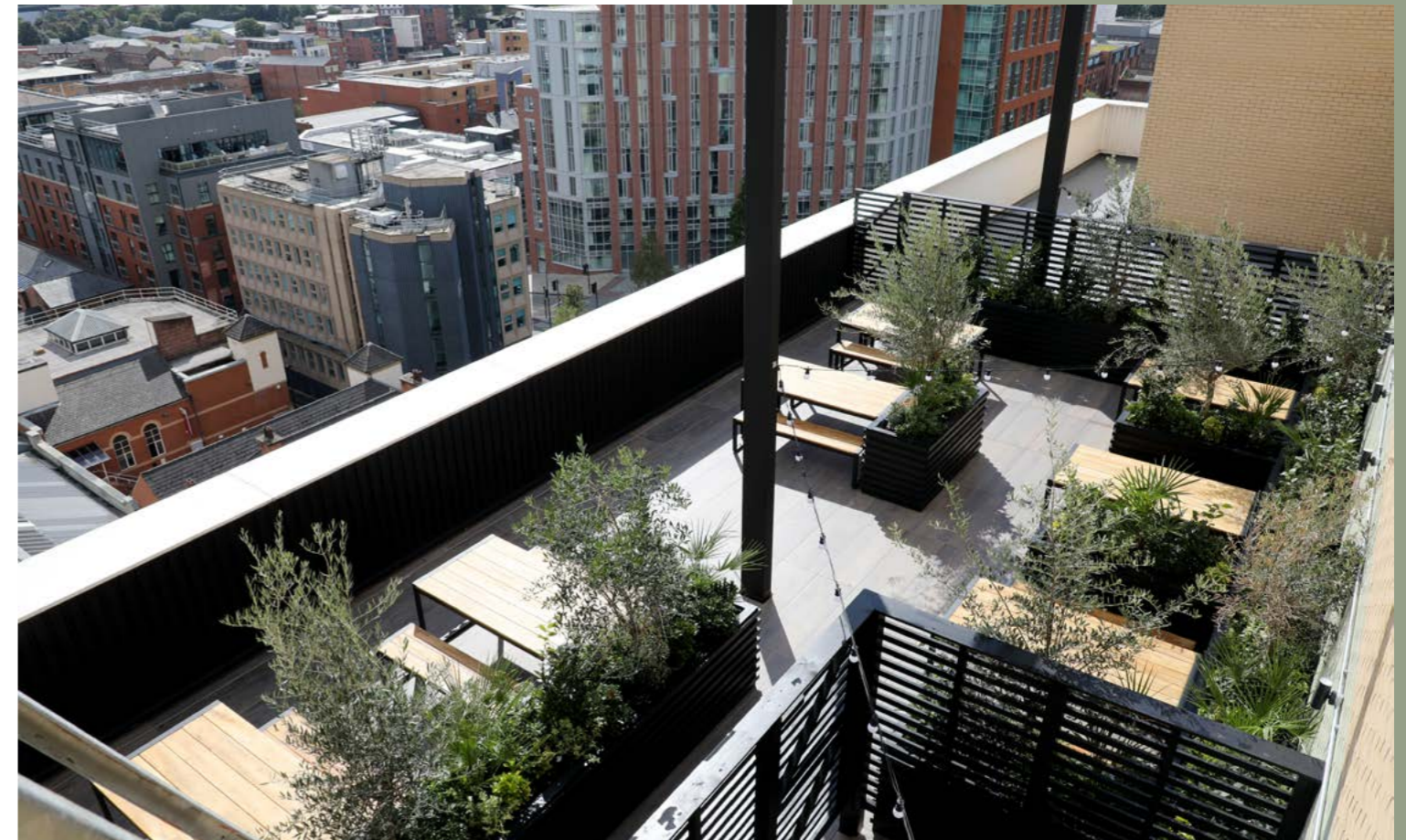
The property has recently undergone a substantial refurbishment to meet modern occupier requirements for Grade A office space.

If this wasn't enough, the building now has a stunning new reception area and an exclusive sky garden that brings desirability and wow factor in equal measures.

The building provides a large reception and attractive amenities reflecting the quality of the occupiers.



Benefiting from landscape views of the city centre and surrounding areas - as well as a high quality specification - the building offers one of the most appealing working environments in the city.



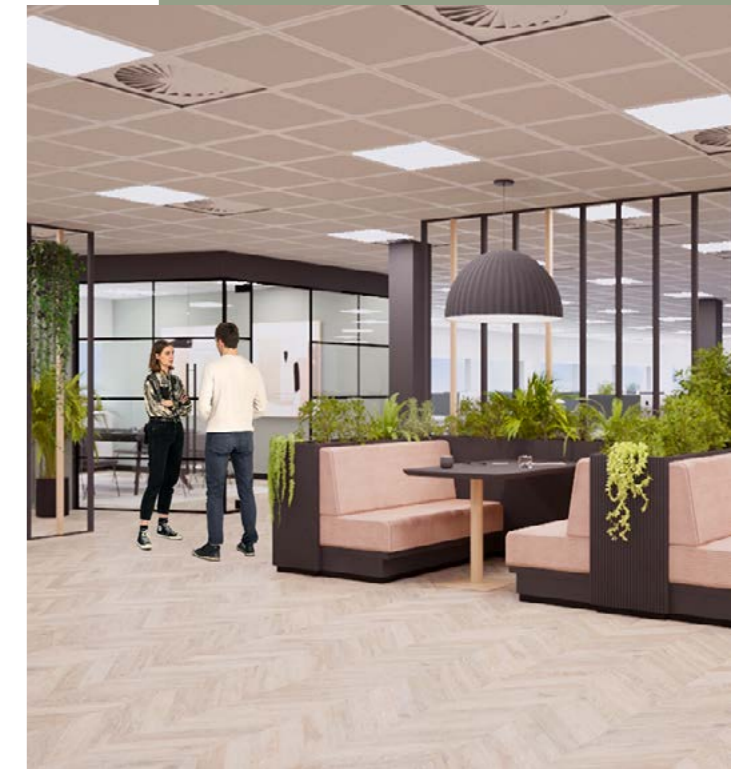
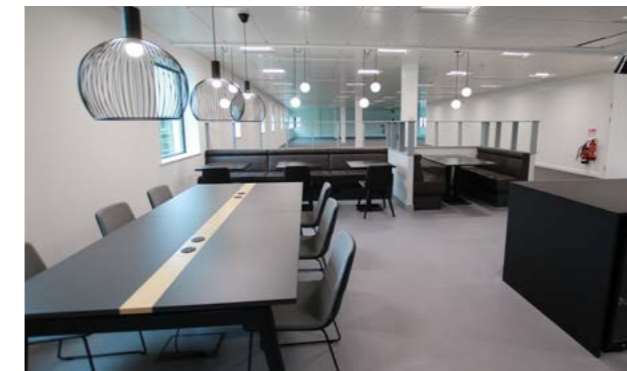
- Full access raised floors
- Chilled beam air conditioning
- Suspended ceilings
- Energy efficient PIR sensor lighting
- Fully carpeted
- Excellent floor to ceiling height
- Modern reception with concierge
- 3x passenger lifts
- Secure 24hr access
- Solar tinted double glazing
- Male, female and disabled welfare WCs
- On-site car parking
- Secure internal cycle parking
- Extensive new shower/changing facilities plus locker rooms
- New Sky Garden for exclusive by the occupiers
- Full Fibre IT backbone for quick connectivity
- Energy Efficient Building Rating

Building Specification

Derwent House offers some of the most efficient floorplates in the city.

Availability

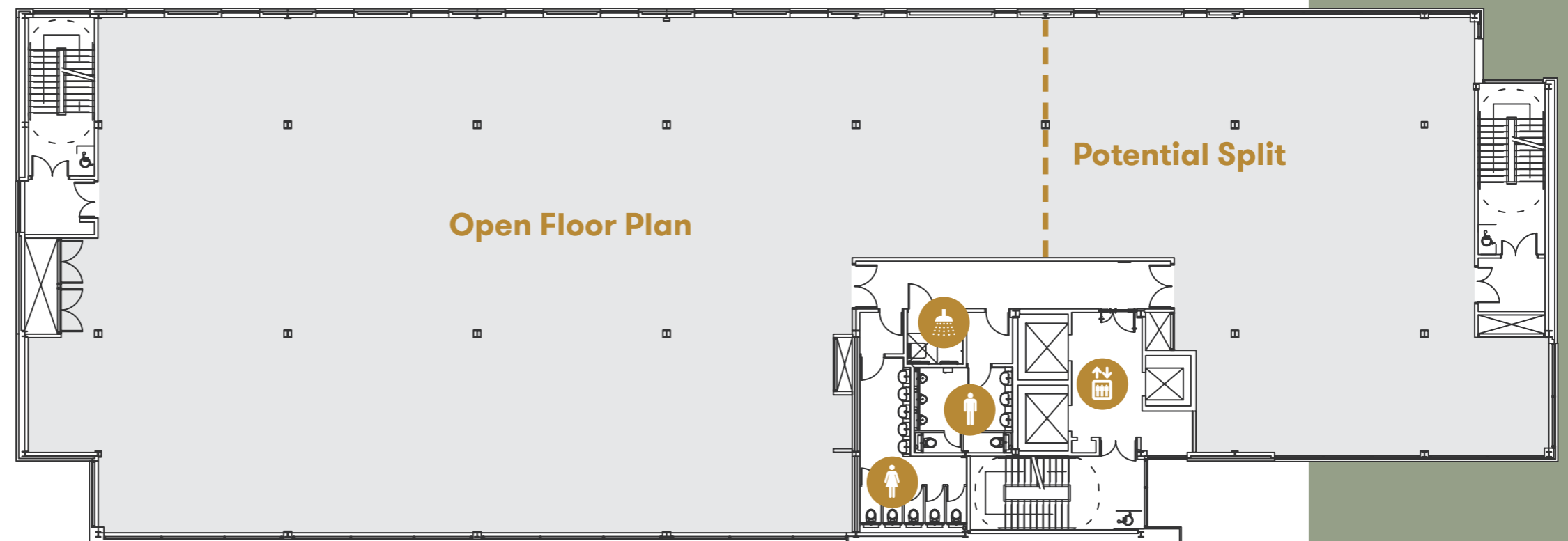
Floor	Availability	Sq Ft / Let to
7	Let	CRU
6	Let	Wrigleys LLP
5	Let	Withers & Rodgers / Ardonagh Group
4	Let	Mott MacDonald
3	Available	7,300 sq ft - 10,433 Sq ft
2	Available / Let	3,570 sq ft / Thompsons Solicitors
1	Let	SDL



Typical Floor Plate

Local Occupiers

- HSBC
- Sheffield City Council
- Arups
- Department for Education
- Sheffield Hallam University
- DLA Piper
- BDP Architects
- Freeths Lawyers
- Handelsbanken



Situated in the heart of Sheffield city centre close to the best public realm and staff amenities and all major transport links.

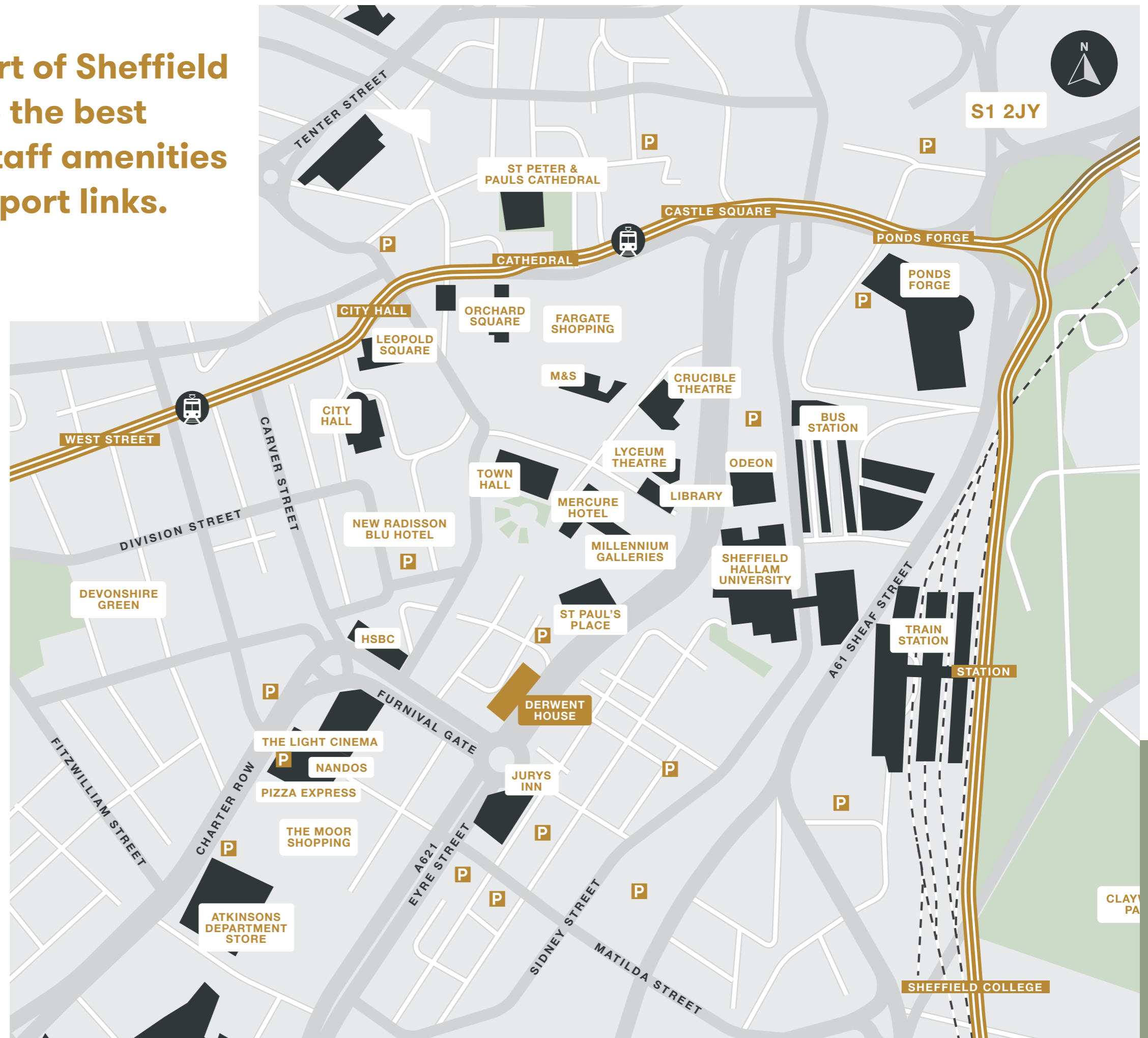
Heart of the City

The surrounding area has undergone substantial public and private investment over recent years and is now home to many of the city's key restaurants and professional services businesses.



Well Connected

Situated close to both Sheffield mainline train station and the transport interchange, as well as providing 55 secure cycle bays and changing facilities, Derwent House is one of the city's best buildings for multi-modal transport links.



Perfectly situated to take advantage of the city's best retail, restaurants, and leisure amenities.



The Moor

Having undergone substantial redevelopment, The Moor is now once again one of the city's prime retail pitches with the newly opened cinema, restaurants and shops being within a 2 minute walk.

St Pauls Place

The city's prime business core is now home to 350,000 sq ft prime office and retail/leisure and has attracted many national occupiers.



- Q Park
- NCP Car Park
- Piccolinos
- Bella Italia
- Caffè Nero
- Bills
- Browns Bar
- Pizza Express
- Smoke BBQ
- Mercure Hotel
- Costa Coffee
- Peace Gardens

Local Amenities

Further Information

For more information contact the sole agent:



Rob Darrington
rob@cpp.uk

Peter Whiteley
peter.whiteley@
knightfrank.com

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