

**ST  
JAMES  
HOUSE**

Vicar Lane,  
Sheffield, S1 2EX

All you need,  
all in one *place*

Prime office space in  
the heart of Sheffield.



**MCB**  
PROPERTY  
GROUP



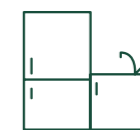
# Brand New Office Space Now Available

## Why Choose St James House?

Located in the heart of Sheffield's professional quarter, St James House offers an exceptional opportunity to secure high-quality office space in one of the city's most vibrant business hubs. Whether you're a growing startup or an established company, our modern, flexible offices are designed to cater to your business needs. With office suites available from 800 to 7,803 sq ft, we cater to a variety of space requirements. Perfect for businesses of all sizes.



Situated at the junction of Vicar Lane and Campo Lane, St James House enjoys unparalleled access to Sheffield's central amenities. With convenient transport links, including proximity to the City Hall and Cathedral tram stops, and a major bus route intersection, commuting is effortless. The building has been comprehensively refurbished with over £2 million invested in modern facilities, offering a sleek, professional environment for your business.



Communal Kitchen



Private Office Space



Flexible Terms



Car Parking Available

# Working in the Heart of Sheffield

The location is well served with amenities with the city's main retail areas of Fargate and the emerging New Retail Quarter close by, together with an array of bars and restaurants.

St James House is well connected for access to public transport, being located mid-way between the City Hall and cathedral tram stops. It is also adjacent to a major bus route intersection, with services across with city.



## New Retail Quarter

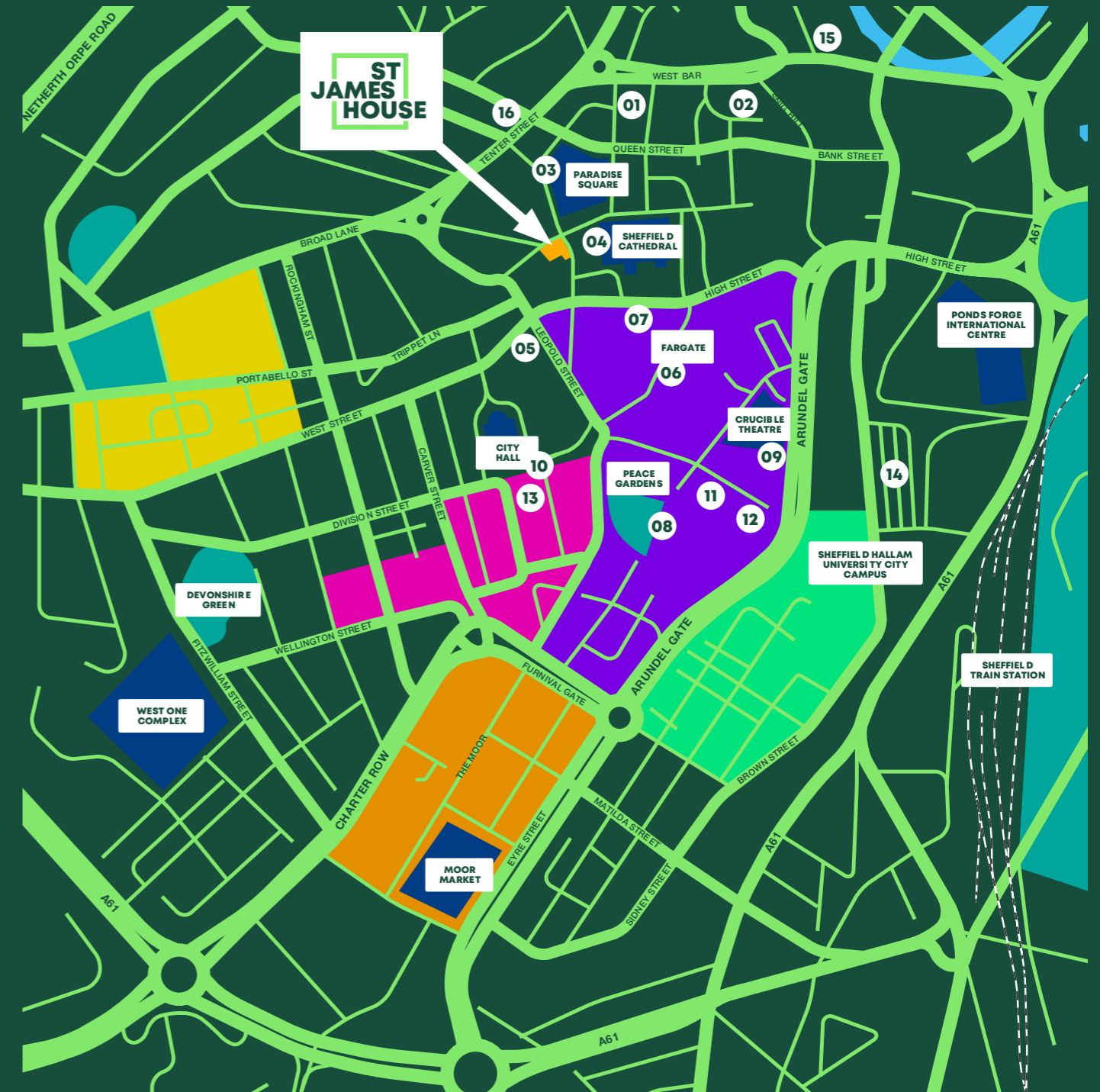
The New Retail Quarter is a development proposal designed to enhance Sheffield's vitality and viability and its status as a regional shopping destination. It is a fundamental part of the "Masterplan", the strategy of Sheffield One, the City's Urban Regeneration Company.



## Crucible Theatre

The Crucible Theatre, a stunning architectural gem, stands as a testament to the city's passion for the performing arts. Located just a short distance from the historic St James House building, the Crucible offers a captivating array of world-class performances. From thought-provoking plays to mesmerising musicals, there's something to suit every taste.

- Sheffield Train Station 13min
- Leeds Train Station 54min
- Manchester Piccadilly 54min
- Birmingham New Street Station 1hr 6min
- Liverpool Lime Street 1hr 52min
- London Euston Station 2hr 10mins



- |                                  |                                   |                              |
|----------------------------------|-----------------------------------|------------------------------|
| 1 Magistrates Court              | 2 Family Court                    | 3 Paradise Square            |
| 4 Cathedral                      | 5 Leopold Square                  | 6 Riverside Exchange         |
| 7 Orchard Square Shopping Centre | 8 Peace Gardens / St Paul's Place | 9 Crucible / Lyceum Theatres |
| 10 City Hall                     | 11 Winter Gardens                 | 12 Millennium Gallery        |
| 13 John Lewis                    | 14 Transport Interchnage          | 15 Riverside Exchange        |
| 16 Velocity Village              | ● University of Sheffield         | ● Sheffield Hallam           |
| ● New Retail Quarter             | ● Retail Core                     | ● The Moor                   |

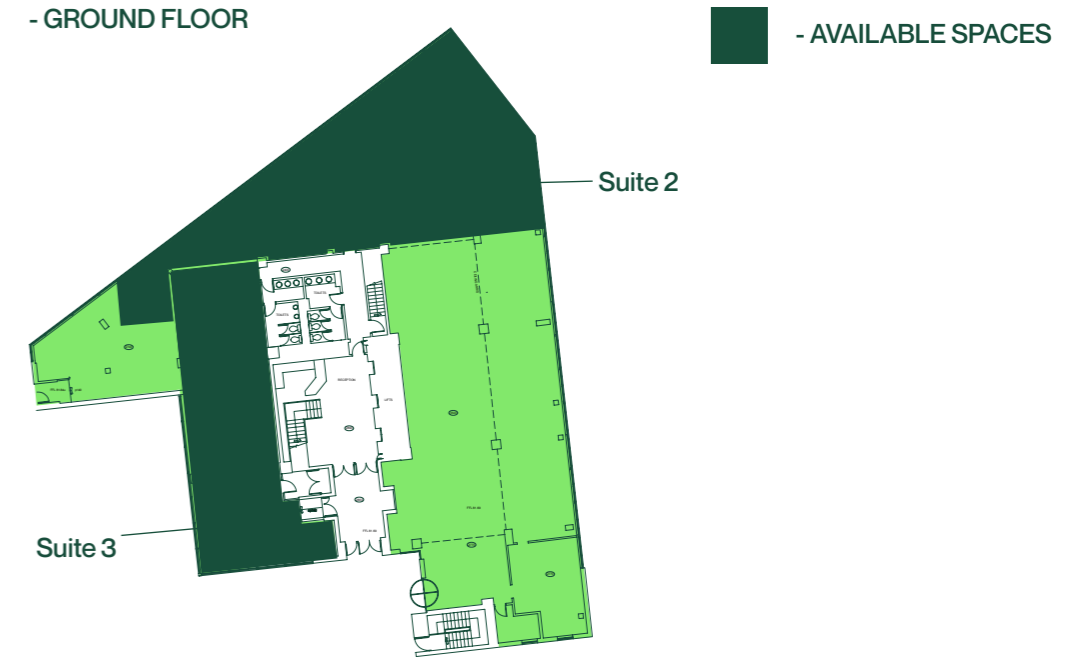
# Our Available Offices

The building comprises 13 floors positioned around a central core, allowing a maximum flexibility, meeting occupiers needs.

UNIT	SQFT	STATUS
GROUND FLOOR, SUITE 2	2,388 SQFT	AVAILABLE
GROUND FLOOR, SUITE 3	1,560 SQFT	AVAILABLE
FIRST FLOOR, SUITE 3	910 SQFT	AVAILABLE
SECOND FLOOR, SUITE 1	3,008 SQFT	AVAILABLE
SECOND FLOOR, SUITE 2	800 SQFT	AVAILABLE
SEVENTH FLOOR, SUITE 2	1,816 SQFT	AVAILABLE
EIGHTH FLOOR, SUITE 1	1,354 SQFT	AVAILABLE
EIGHTH FLOOR, SUITE 2	594 SQFT	AVAILABLE



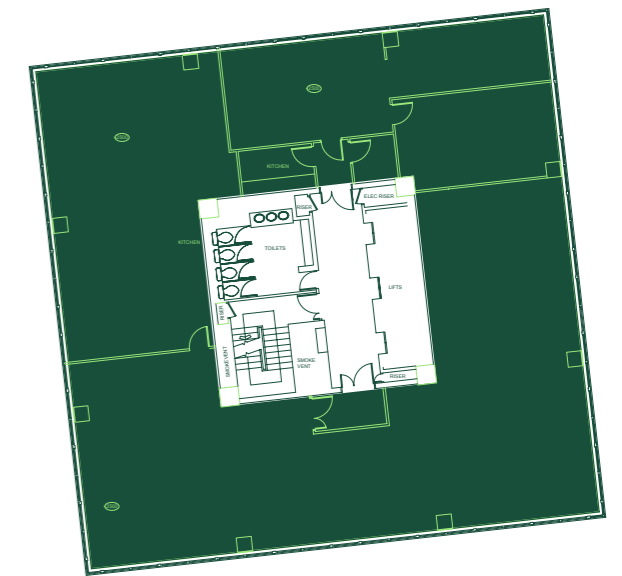
- GROUND FLOOR



- FIRST FLOOR



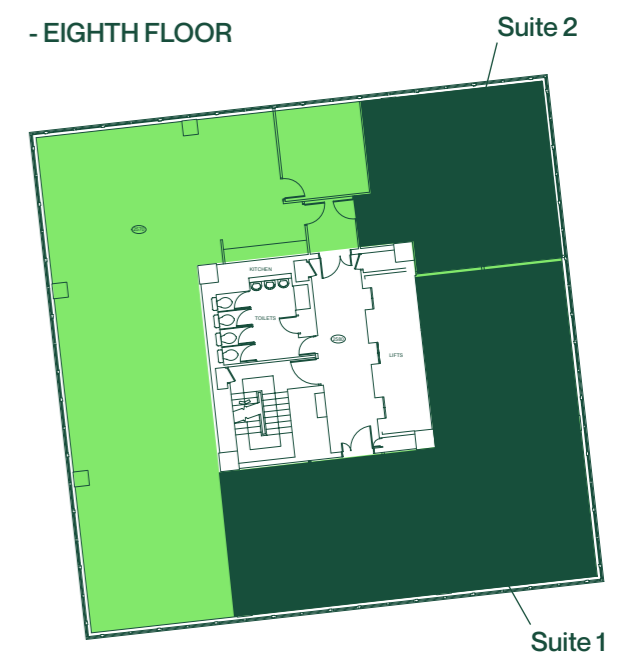
- SECOND FLOOR



- SEVENTH FLOOR



- EIGHTH FLOOR



# Ready to move ASAP? So are we!

## DISPOSAL

The property is available to let on a design and build basis, or we may consider offers to sell.

## VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate.

## EPC

EPC will be provided on completion.

## LEGAL COSTS

Each party to bear their own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## PRICE/ RENTAL

On Application.

## CODE OF LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

For more information  
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