



PEAR
STREET

Modern office space in a
desirable **SHEFFIELD** postcode
From **3,254** to **40,474 sq ft**

6 PEAR STREET, SHEFFIELD, S11 8JJ

THE BUILDING

An exciting opportunity has come to the market for up to 40,474 sq ft of quality office space in one of Sheffield's most desirable postcodes.

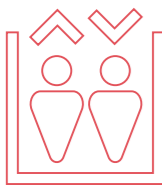
Available to lease now, the space is split across two large, predominantly open-plan floors at 6 Pear Street. Individual suites are available from 3,254 sq ft.

The flexible and contemporary office boasts an abundance of natural light, a reception area and high-quality specification. Just a ten-minute walk to the city centre, it provides 85 dedicated car parking spaces and good public transport links.

The sustainability credentials of the building are clear given the impressive EPC Rating 'B'.

Positioned in the enviable location of S11, the office is a stone's throw from the hustle and bustle of Ecclesall Road and many of the city's top bars, restaurants and boutique shops. This unrivalled offer is ideal for talent recruitment and retention, staff wellbeing and client entertaining.

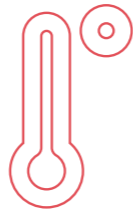
SPECIFICATION



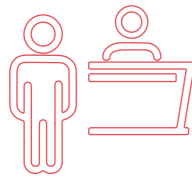
Three 13-person passenger lifts



Raised access floors and suspended ceilings



Air-conditioning



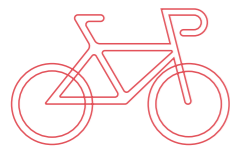
Large reception area with commissionaire



Fully Accessible Building



LED lighting



Bike storage



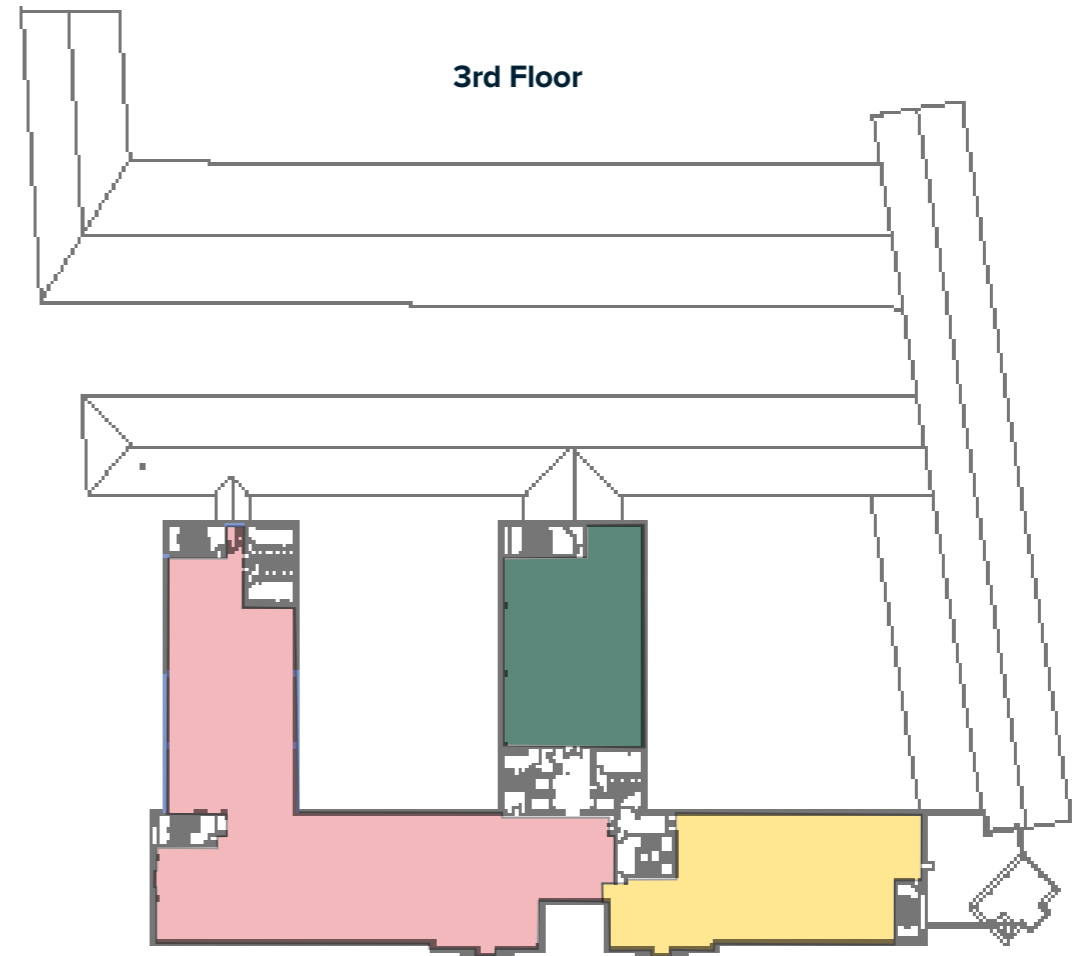
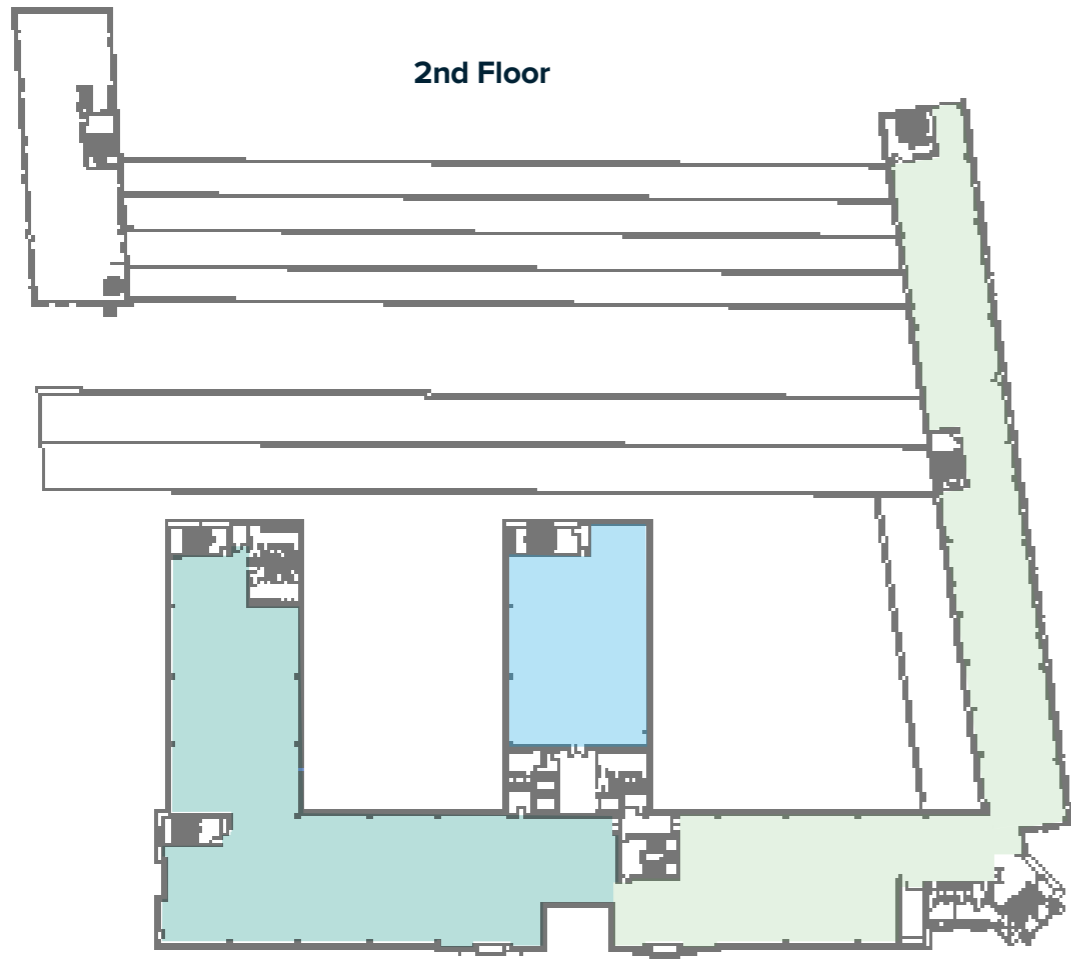
EPC Rating (B)



On site car parking



FLOOR PLANS

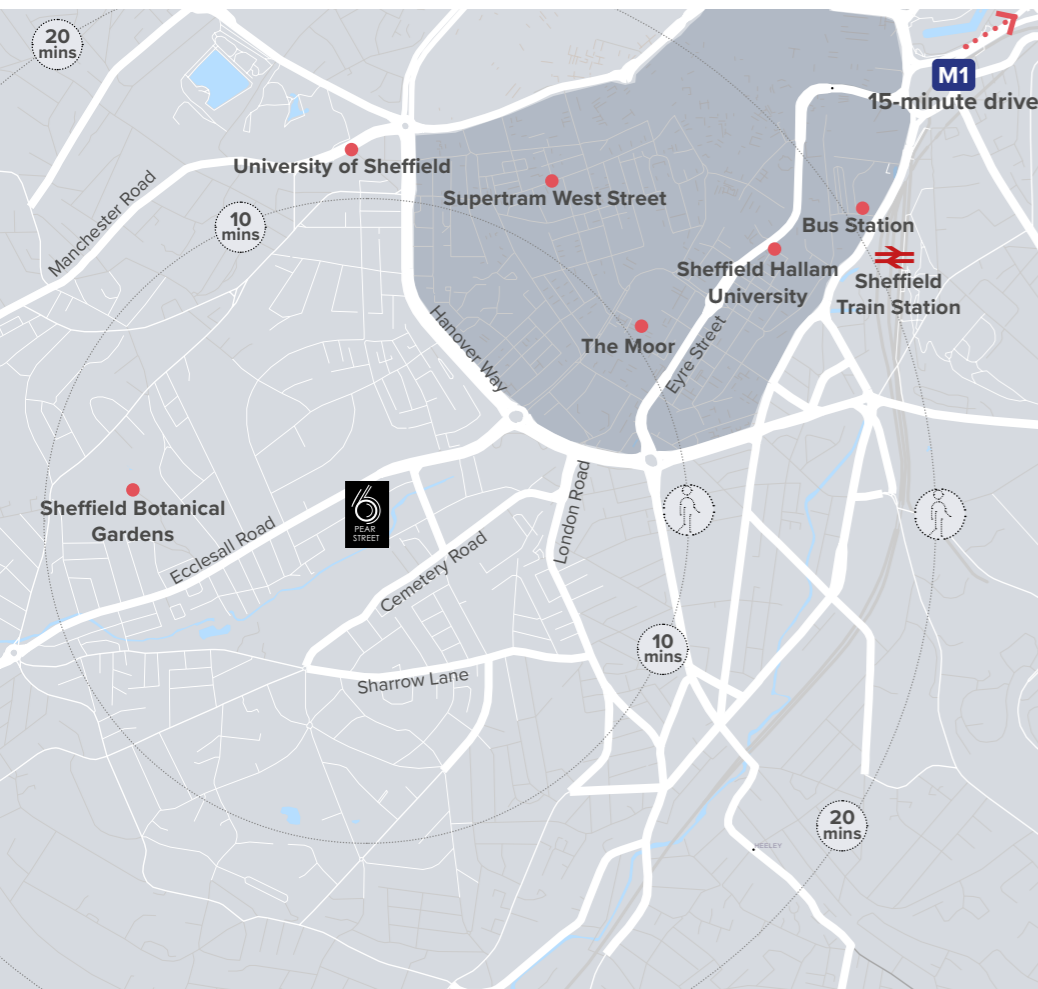


FLOOR	SUITE	SQ M	SQ FT
Second	Porter Croft	302.3	3,254
Second	Bow Works	984.8	10,600
Second	Hallam	893.7	9,620
Total		2,180.8	23,474

FLOOR	SUITE	SQ M	Sq Ft
Third	Sharrow	906.4	9,756
Third	Endcliffe	370.7	3,990
Third	Botanical	302.3	3,254
Total		1,579.4	17,000
Overall Total (Floor 2 & 3)		3,760.2	40,474

The space is available as a whole or as individual suites

LOCATION



Six Pear Street

Food & Drink

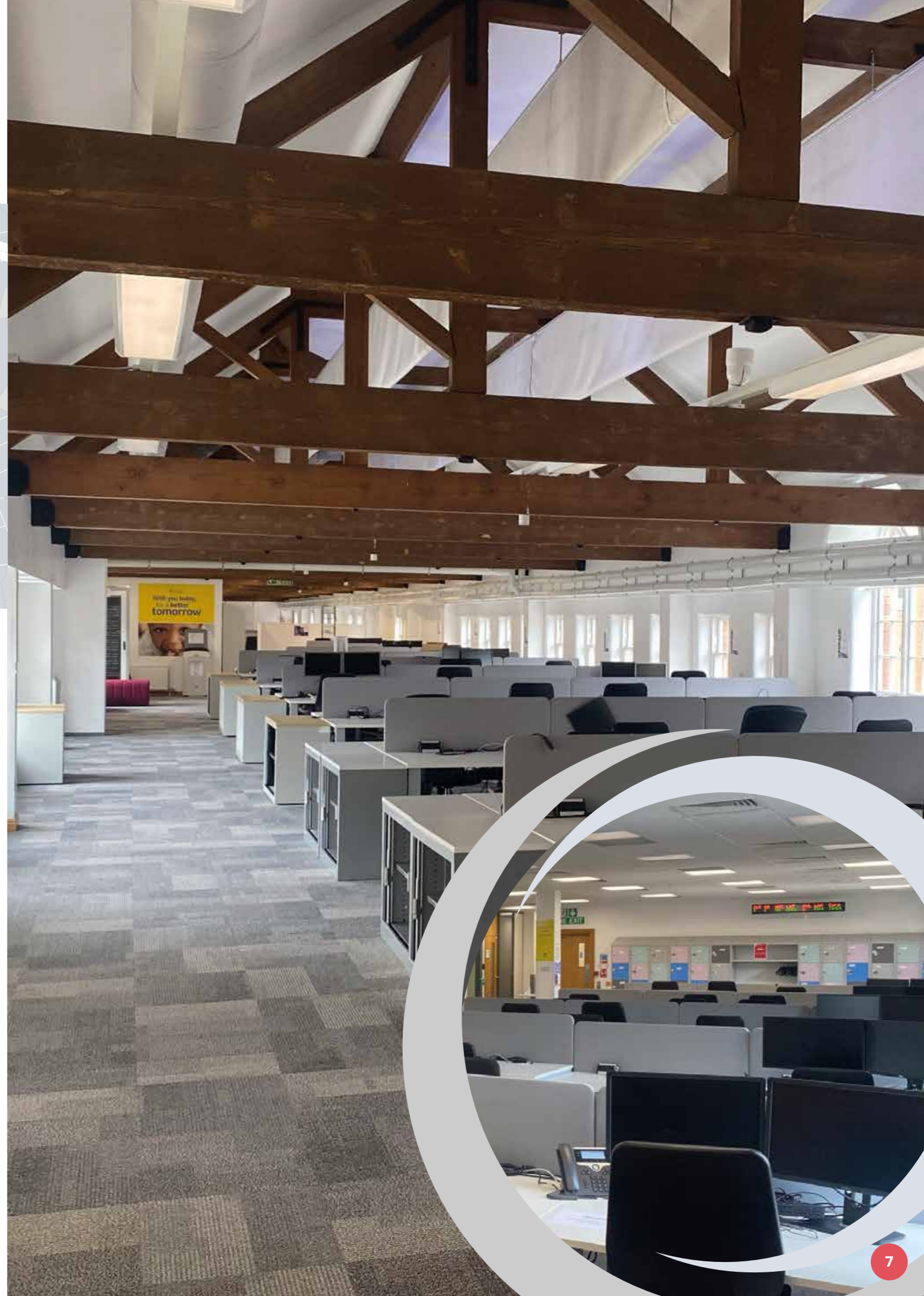
1. Champs
2. Ashoka
3. Mowgli Street Food
4. Lost & Found
5. Nando's
6. Pizza Express
7. Starbucks
8. Nonnas
9. The Nursey Tavern
10. Coffika
11. Café Nero

Shopping

12. Oliver Bonas
13. Cocoa Wonderland
14. Mookau
15. White Stuff

Amenities

16. Nuffield Health Sheffield
17. Waitrose & Partners Sheffield
18. M&S Foodhall
19. Tesco Metro
20. Sainsbury's Local
21. Trib3



For further information on terms or to request a viewing, please contact:



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September 2021