

Prime Grade A Office Space Opposite Sheffield Train Station

**CBRE**

# To Let Ventana House

23,769 sq ft (2,208.21 sq m)



2 SHEAF STREET,  
SHEFFIELD CITY  
CENTRE, SHEFFIELD  
S1 2BJ UK



# Situation



# Description



The space is predominantly open plan with an impressive kitchen / break out area. There is a high quality reception area on the ground floor with a full height atrium and the benefit of a commissionaire.

The available accommodation is situated on the 1st, 2nd & Part 3rd floors and benefits from full height glazing which provides an abundance of natural light and views across Sheffield Train Station and Sheaf Valley Park.

Extending to approximately 23,808 sq.ft, the office space provides Grade A office accommodation benefiting from the following specification:



AIR-CONDITIONING



SUSPENDED CEILINGS



LED LIGHTING



RAISED ACCESS FLOOR



SHOWERS



SECURE CAR PARKING



2 X PASSENGER LIFTS



COMMISSIONAIRE



FULLY DDA  
COMPLIANT



FULL HEIGHT RECEPTION  
WITH ATRIUM

# Location

The building is conveniently located opposite Sheffield Train Station, fronting the Sheffield Ring Road (A61 / Sheaf Street).

Sheffield Bus Interchange is situation directly behind the building and Fitzalan Square / Ponds Forge Supertram Stop is less than a five minute walk away meaning public transport links are excellent.

The main retail / leisure areas in the city centre are a short walk away, as are Peace Gardens and Heart of the City. There are also good amenities in the immediate vicinity of the building including M&S Simply Food, The Sheffield Tap, Showroom Cinema, Hygge Café Sheffield and Ponds Forge Sports Centre amongst others.

There are numerous car parks in close proximity and the building provides easy access to Sheffield Parkway (A57) and in turn Junction 33 of the M1 Motorway.



Sheffield Train Station  
3 minutes walk



M1 Junction 33  
18 minutes drive



## Situation

## Description

## Location

## Floor Plans



Peace Gardens

Supertram - Fitzalan Square / Ponds Forge

The Light Cinema

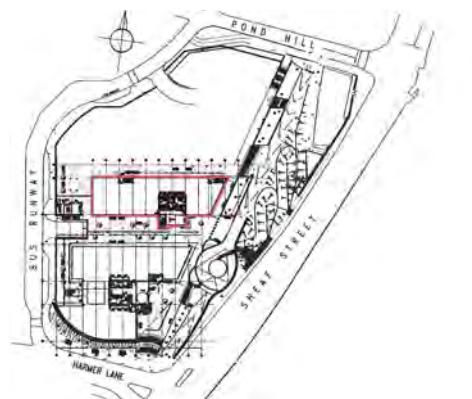


# Floor Plans

## ACCOMMODATION

UNIT	AREA (SQ FT)	AREA (SQ M)
3rd Floor	4,382	407.08
2nd Floor	10,676	991.83
1st Floor	8,711	809.28
<b>TOTAL</b>	<b>23,769</b>	<b>2,208.21</b>

## LOCATION PLAN



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



## THIRD FLOOR PLAN





#### EPC

The building has an EPC rating C (56). Certificate available on request.

#### TERMS

A sub-lease lease is available for a term to expire February 2027.

#### RENT

We are quoting £23.00 per sq ft exclusive of business rates, service charge, insurance, VAT and any other outgoings.

#### BUSINESS RATES

We advise that all interested parties make their own enquiries to the local rating authority.

## Contact us

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