

# TO LET - OFFICES

**Sheffield Acero**

**1 Concourse Way Sheffield S1 2BJ**



## Premium Serviced Offices in Fantastic City Centre Location

- Located in the heart of Sheffield City Centre.
- High Speed Business Grade Broadband.
- Various packages offered including, offices, virtual offices, co-working and meeting rooms.
- Within Close Proximity to Sheffield Train and Tram Station.
- Flexible terms available.



## LOCATION

Sheffield Acero is located in the heart of the City Centre and neighbours Sheffield Railway Station and Sheffield Hallam University. The area is home to several professional occupiers including Jet2, Sky and Urban Splash. The area also has an abundance of museums, restaurants, bars and cafes.

Sheffield has seen a lot of investment in recent years and is experiencing a period of growth, in particular the increased investment into the universities is bringing greater employment opportunities into the city. There has also been investment into the City's transport infrastructure, which includes tram services, trains, and roads.

Sheffield Acero is located a couple of minutes' walk from Sheffield Train and Tram Station, there are many car parks in the immediate vicinity as well as a park and ride.

The nearest motorway is the M1 which has easy access from the City Centre.

## DESCRIPTION

Various packages are available including, office lets, co-working, meeting room hire and virtual offices. Terms are designed to be as flexible as possible in order to accommodate the needs of your business and support its growth.

All utility bills and related outgoings are included within the rent.

On site there is a licenced café serving hot and cold drinks and snacks throughout the day, central lobby with co-working desks and a manned reception.

There is high speed business broadband and telephone connectivity ensuring your business remains connected and you can even manage all of your needs through the onsite phone app.

Each office is customisable with a "Design Your Own" package which uses 3d floor planning technology to show you how your office will look with different styles of design.

Design your own enables tenants to pick their own furniture and colour schemes. Once you're happy the office can be kitted out to match your specification ready for your business moving in.

## RENT

**Offices** - From £7 per day.

**Co-working** - From £6 per day.

**Virtual Office** - From £2.50 per day.

**Meeting Rooms** - POA

## RATES

Rates are included within the rent.

## SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the incoming tenant to satisfy themselves that services are in working order and can satisfy their needs.

## VAT

Prices quote are exclusive of VAT. VAT may be applicable at the prevailing rate.

## EPC

A full copy of the report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING INFORMATION

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## Additional Photographs

