

COMING SOON  
— UNDER  
REFURBISHMENT

3

ST PAUL'S PLACE

— **GRADE A OFFICE SPACE**  
SUITES FROM 1,998 SQ FT TO 4,878 SQ FT

Sheffield S1 2JF

Work Beautifully



PLACE  
YOUR BUSINESS  
IN THE HEART OF  
SHEFFIELD



3 St Paul's Place is ideally situated to benefit from the wide range of amenities and transport infrastructure only a landmark city centre location can offer.

Availability

FLOOR	SQ FT	SQ M
Part Ground	2,789	259.1
Part 1st	4,878	453.3
Part 6th	1,998	185.6
Part 7th	4,868	452.2



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EXCELLENT  
SPECIFICATIONS  
THROUGHOUT

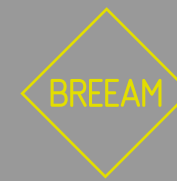
## Green Credentials



Connection to  
District Heating  
System



EPC  
Level B



BREEAM  
Excellent

## Building Credentials



Fully DDA  
compliant



Impressive  
building  
reception and  
lounge lobby



Three  
passenger lifts



CCTV and on  
site security



Male, female &  
accessible toilet  
facilities on each  
floor

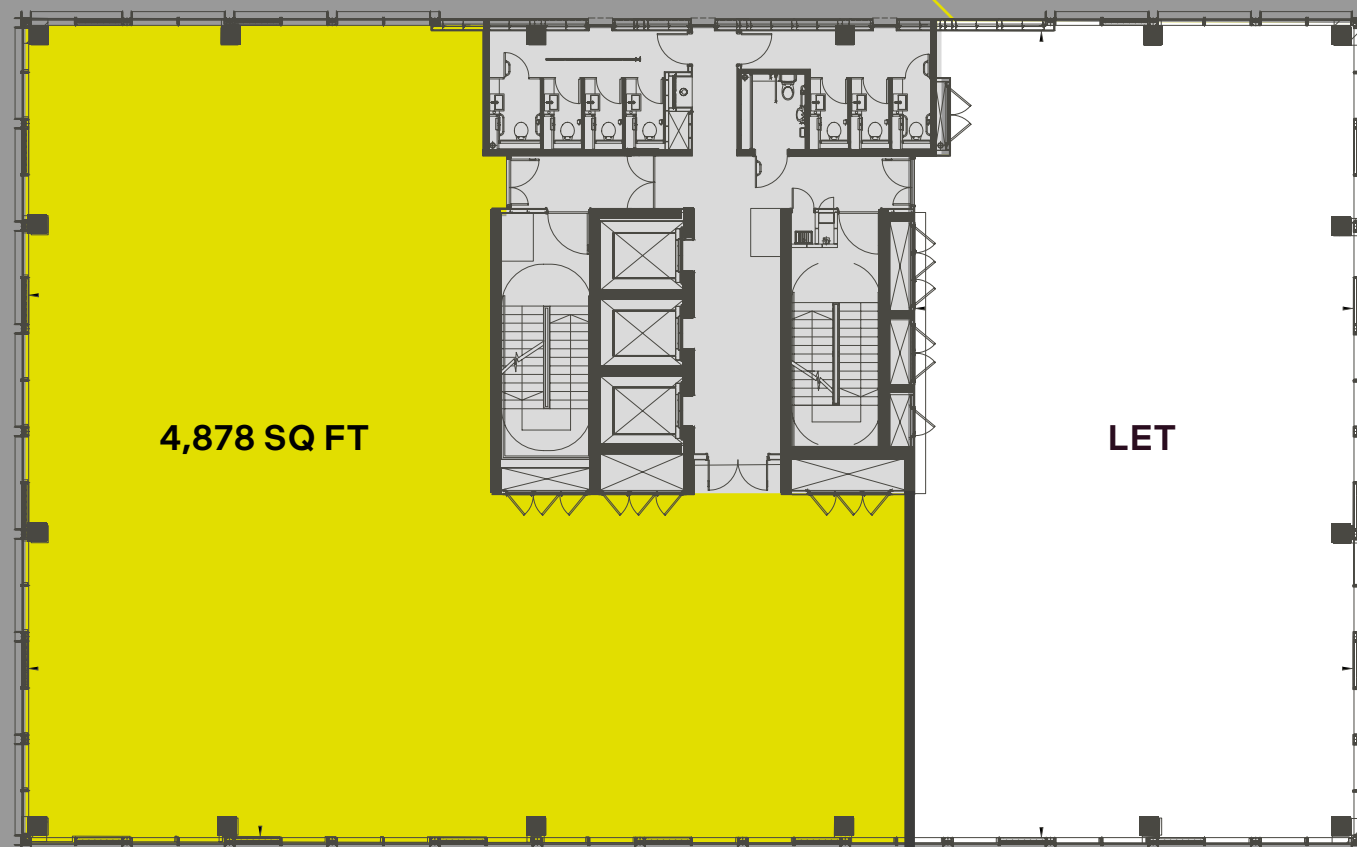


Basement  
cycle store with  
showers and  
WCs



Ample Parking

## Indicative Floor Plan (Part 1st)



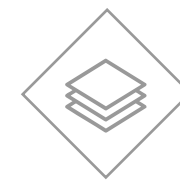
## Space Credentials



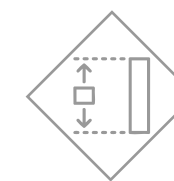
Air  
conditioning by  
four pipe fan  
coil system



150mm clear  
void access  
computer floor



Recessed  
luminaires  
within metal  
ceiling tiles



2.75m floor to  
ceiling height



Column free  
floorplates



Floor to ceiling  
glazing

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## FURTHER INFORMATION

### Terms

The offices are available as traditional (CAT A) suites or fully-fitted. Further terms available on request.

### Contact



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