

COMING SOON
— UNDER
REFURBISHMENT

3

ST PAUL'S PLACE

NEW FULLY FITTED GRADE A
OFFICE SUITES TO LET

SUITES FROM 1,998 SQ FT TO 4,878 SQ FT

Sheffield S12JF

www.3stpaulsplace.com

Work Beautifully

PLACE YOUR BUSINESS IN THE HEART OF SHEFFIELD

3 St Paul's Place sets the benchmark as Sheffield's premier workspace, right in the heart of the city. Surrounded by vibrant restaurants, premium shops and tranquil gardens, it's perfectly placed for work-life balance and connectivity.

Under new ownership and management, we work closely with our tenants to create a welcoming, collaborative community where businesses can thrive.

Availability

A broad range of availability ensuring your business can be accommodated.

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

Sheffield S1 2JF



OUTSTANDING
SPECIFICATION
THROUGHOUT

Green Credentials



Connection to
District Heating
System



EPC A Rating
(targeted post
refurbishment)



BREEAM
Excellent

Building Credentials



Building
coordinator &
staffed reception



Communal
areas beautifully
refurbished



City's shopping
and leisure on
your doorstep



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



Shower and
changing
facilities

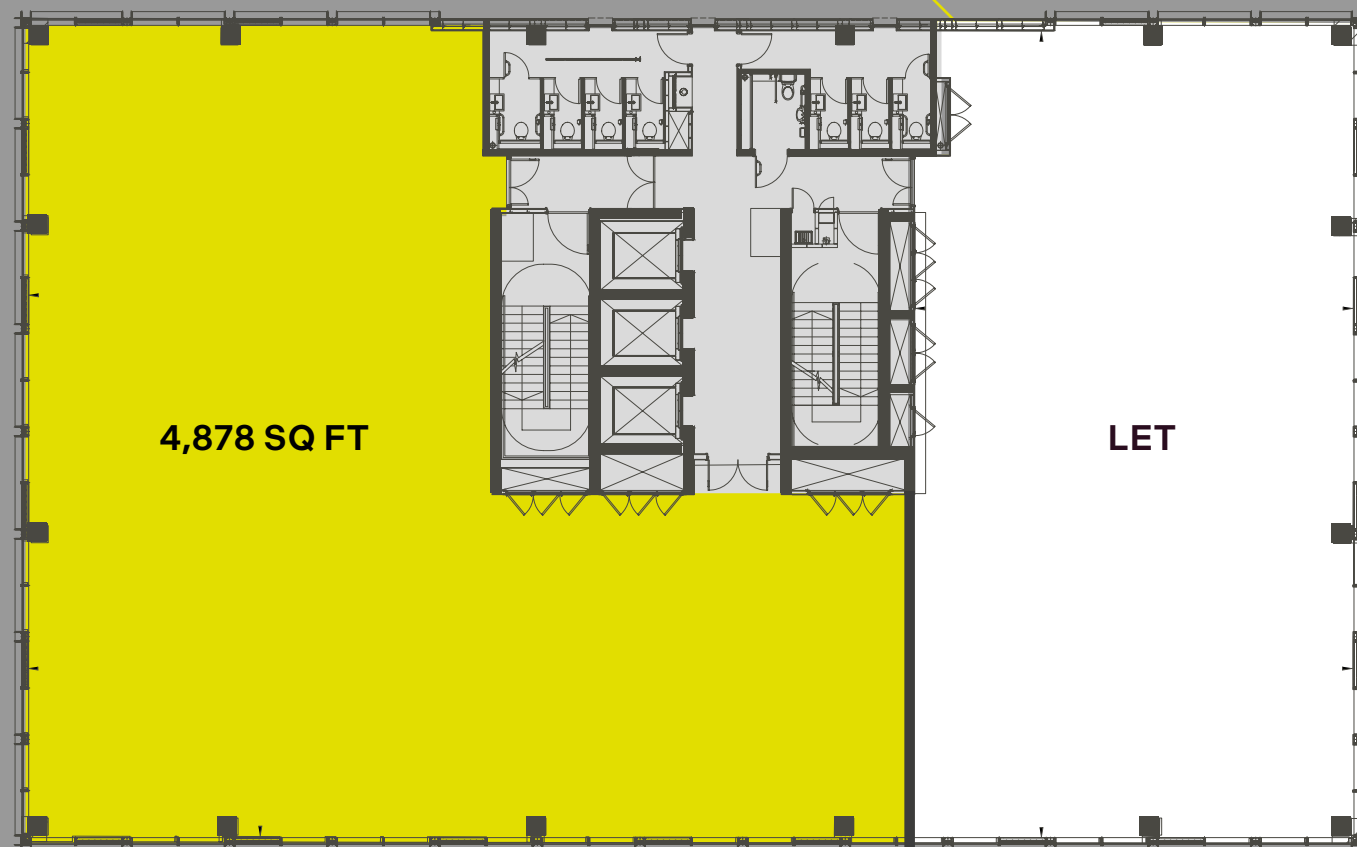


Ample Parking



Large cycle
storage

Indicative Floor Plan (Part 1st)



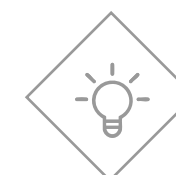
Space Credentials



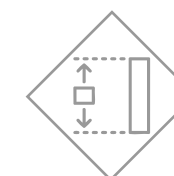
Air
conditioning



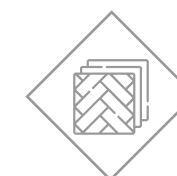
Clear access
computer floor



LED lighting



2.75m floor to
ceiling height



Columns free
office space



Floor to ceiling
windows



PERFECTLY
PLACED

Terms

The offices are available as traditional (CAT A) suites or fully-fitted. Please call us today to arrange viewings or for more detailed terms.

Contact



Peter Whiteley
Peter.Whiteley@knightfrank.com
07979 530 416



Matt Procter
MProcter@lsh.co.uk
07514 311 590

www.3stpaulsplace.com

IMPORTANT NOTICE. Knight Frank and Lambert Smith Hampton gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published September 2025.

Designed by:
Blaze
Marketing
0161 387 7252

Sheffield S1 2JF

