



TO LET

NEW BUILD OFFICES

i-Quarter, Blonk Street, Sheffield



◆◆ **RENOVATED GRADE II LISTED BUILDING**

◆◆ **9,449 SQFT AVAILABLE**

◆◆ **ARRANGED OVER 3 FLOORS**

◆◆ **VIEWS OVER THE RIVER DON**



Location

The i-Quarter benefits from the newly repositioned inner ring road providing easy access to the Sheffield Parkway and M1 motorway.

The key business district offers excellent facilities for staff members and visitors with access to Ponds Forge Leisure Centre and is surrounded by a number of good quality hotels including The Hilton, Macdonald St. Paul's Hotel, Holiday Inn and Travel Lodge.

The property is located 5 minutes walk from the train station and two minutes from major tram and bus networks.

Description

The i-Quarter is a development leading the transformation of Sheffield's riverside. Its iconic 17 storey glass tower provides a landmark for this stunning £25 million scheme.

The i-Quarter is a mixed-use development that includes 123 apartments, upto 12,000 sqft of ground floor retail space and up to 9,449 sqft of prime office accommodation over 3 floors.

With stunning architectural detail complementing the retained grade II listed Castle House and 1800's crucible stack, i-Quarter is the central feature to Sheffield's riverside business district.

Accommodation

The renovated office building will offer 9,449 sqft of prime office space, arranged over 3 floors.

The offices are available as a whole or on a floor by floor basis.

Rents

Information regarding the rent is available upon application to the Letting Agents.

Terms

The offices are available on a new lease for a term in multiples of 5 years will full repairing and insuring obligations. A service charge will also be applicable for the upkeep of common areas.

Costs

Both parties will be responsible their own legal and professional costs incurred in this transaction.

Planning

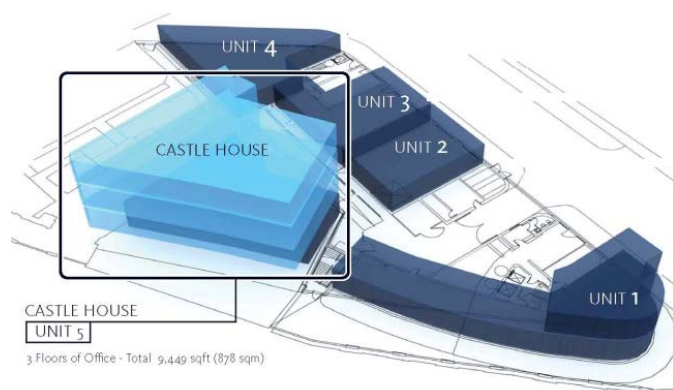
We believe that the property has restricted B1 Business consent under the Use Classes Order (1987). For information regarding alternative uses please contact the letting agents.

Rates

To be announced from the VOA following completion of the scheme.

VAT

Where applicable VAT will be charged at the subsisting rate.



All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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