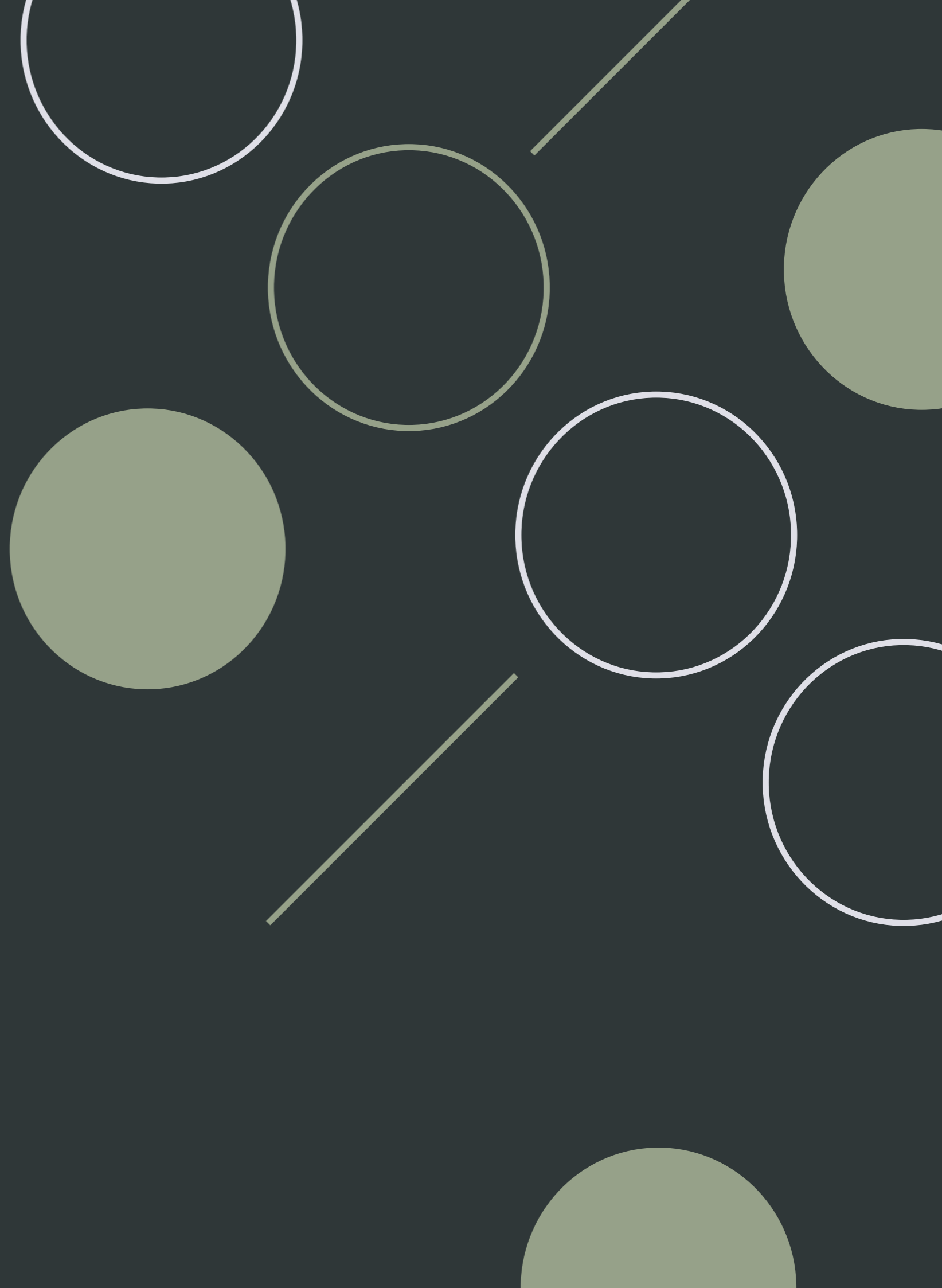


DERWENT HOUSE

150 ARUNDEL GATE, SHEFFIELD, S1 2JY

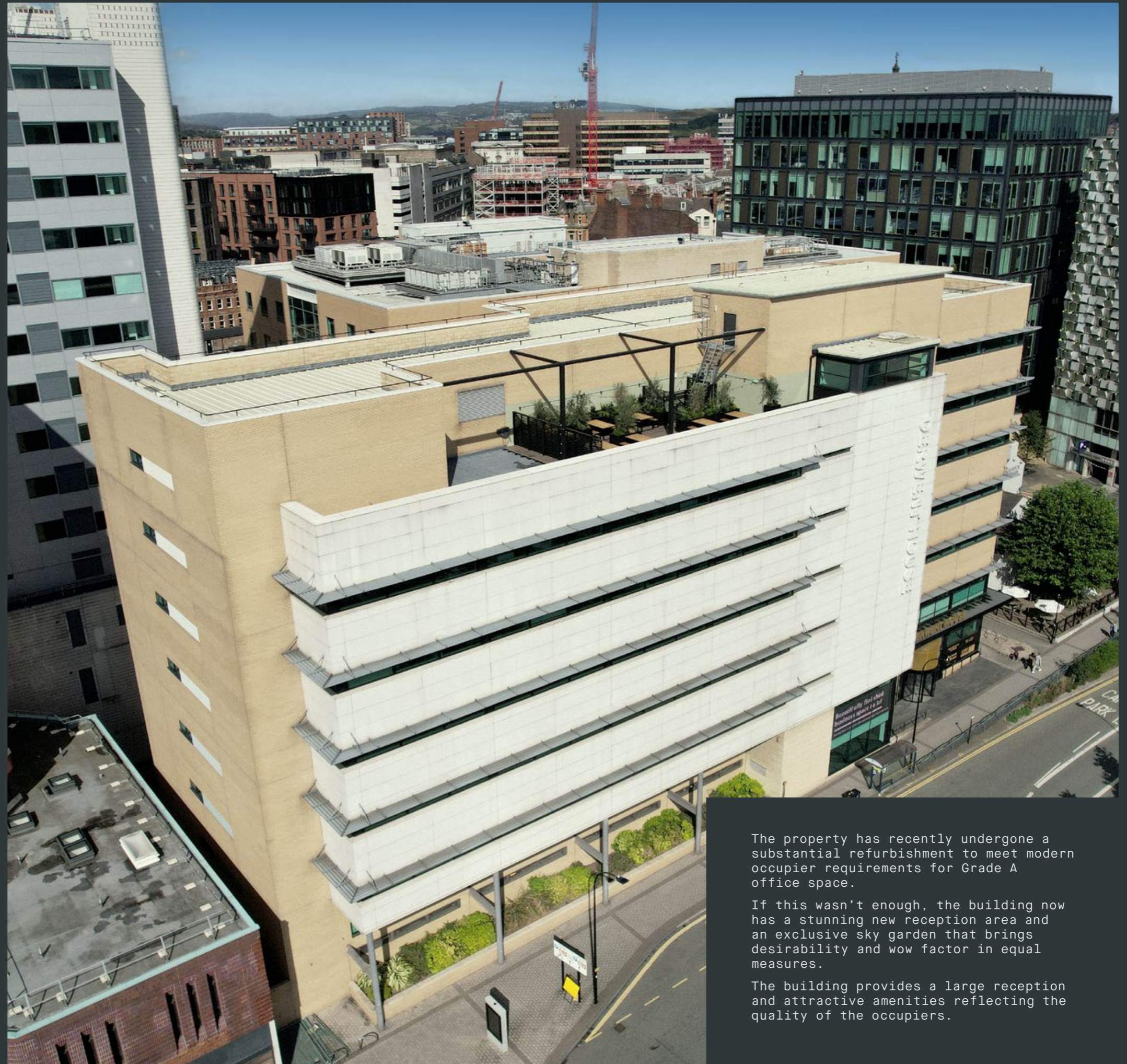
BEAUTIFULLY FINISHED OFFICE SPACE

STUNNING GRADE A CITY CENTRE OFFICE
ACCOMODATION FROM 4,199 - 14,632 SQ FT



THE PERFECT OPPORTUNITY TO OCCUPY ONE OF SHEFFIELD'S MOST PRESTIGIOUS BUILDINGS IN THE HEART OF THE CITY CENTRE.

Derwent House, with its large open plan floor plates, offers your business the perfect flexible space.



The property has recently undergone a substantial refurbishment to meet modern occupier requirements for Grade A office space.

If this wasn't enough, the building now has a stunning new reception area and an exclusive sky garden that brings desirability and wow factor in equal measures.

The building provides a large reception and attractive amenities reflecting the quality of the occupiers.

BENEFITTING FROM LANDSCAPE VIEWS OF THE CITY CENTRE AND SURROUNDING AREA.



— New Sky Garden for exclusive use by the occupiers



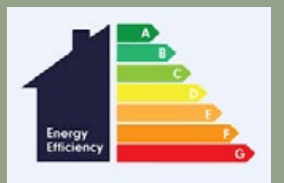
— Modern reception with concierge

AS WELL AS A HIGH QUALITY SPECIFICATION - THE BUILDING OFFERS ONE OF THE MOST APPEALING WORKING ENVIRONMENTS IN THE CITY.



Building Specification

- Full access raised floors
- Chilled beam air conditioning
- Suspended ceilings
- Energy efficient PIR sensor lighting
- Fully carpeted
- Excellent floor to ceiling height
- Modern reception with concierge
- 3x passenger lifts
- Secure 24hr access
- Solar tinted double glazing
- Male, female and disabled welfare WCs
- On-site car parking
- Secure internal cycle parking
- Extensive new shower/changing facilities plus locker rooms
- New Sky Garden for exclusive use by the occupiers
- Full Fibre IT backbone for quick connectivity
- Energy Efficient Building Rating
- EPC B rating



OPTIMUM CONNECTIVITY IS A GUARANTEE AS DERWENT HOUSE OPERATES THROUGH NETWORK CONTROL GROUP, ONE OF THE UK'S MOST INNOVATIVE AND PIONEERING OFFICE WIFI AND TELECOMS SOLUTIONS.



All network contracts come with support, maintenance and monitoring. NCG's network is hosted in Telehouse North and Volta Data Centres allowing their engineers direct access to support you without the need for lengthy service desk queues to other providers.

Pre-Installed Services and Features

- Fibre connectivity speeds from 10Mbps to 10Gbps
- Secured core comms cabinet with redundant power feeds
- Carrier agnostic building fibre infrastructure
- Installation times under 2 weeks for dedicated connections
- End-to-end remote support and monitoring included

Available Services and Features

- Short term contracts available for short lease
- Carrier-grade security via virtual firewall available
- Office Wi Fi available
- On site installation and support available

Service Desk

- 24/7 Helpdesk Answering Service
- 24/7 Monitoring of Connectivity
- 24/7 Monitoring of Hardware incl. WAPs
- UK Based Network Support Team
- Custom ordering & Support portal

Deployment

- Hardware installation and Wi-Fi heatmapping
- Named Project Manager and Technical Lead

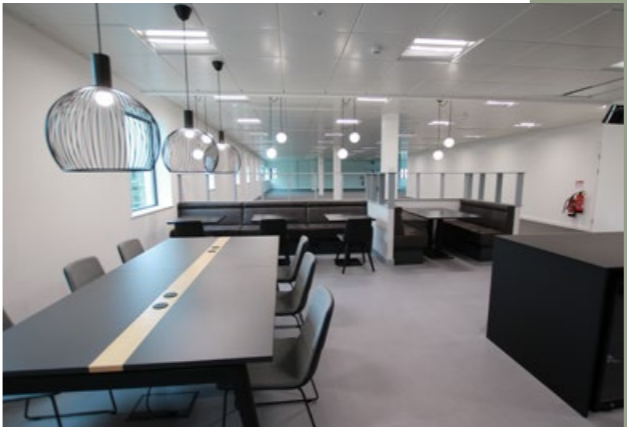
Network Support

- Hardware and connectivity
- Enterprise-grade SLA, uptime guarantee of 99.99%

Service Timings Overview

Building Connectivity	2 Weeks
Occupier Connectivity	4 Weeks
Hardware Fault	4 Hours
Connectivity Fault	3 Minutes
Dashboard Update	48 Hours
Hardware Move	5 Days

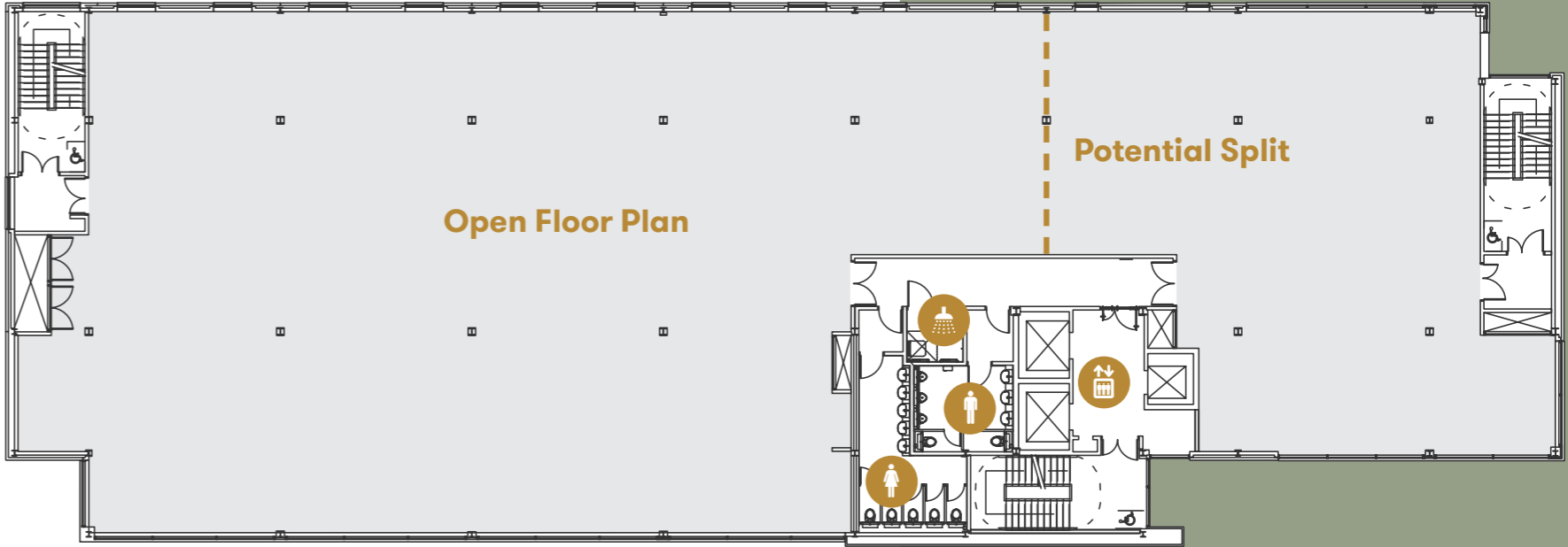
DERWENT HOUSE OFFERS SOME OF THE MOST EFFICIENT FLOORPLATES IN THE CITY.



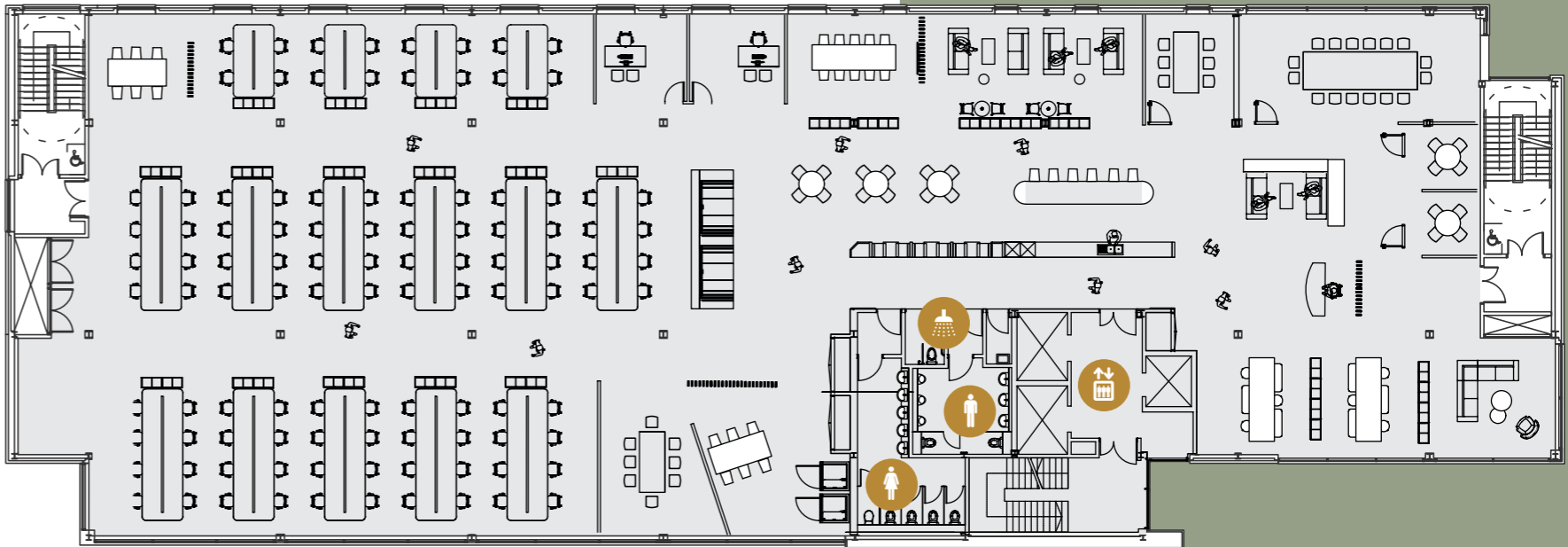
Availability

Floor	Availability	Sq Ft / Let to
7	Available	4,199 sq ft
6	Let	Wrigleys LLP
5	Let	Withers & Rodgers / Ardonagh Group
4	Let	Mott MacDonald
3	Available	7,300 sq ft - 10,410 sq ft
2	Let	SDL
1	Let	SDL

Indicative Floor



Indicative Space Planning



SITUATED IN THE HEART OF SHEFFIELD CITY CENTRE CLOSE TO THE BEST PUBLIC REALM AND STAFF AMENITIES AND ALL MAJOR TRANSPORT LINKS.



Well Connected

Situated close to both Sheffield mainline train station and the transport interchange, as well as providing 55 secure cycle bays and changing facilities, Derwent House is one of the city's best buildings for multi-modal transport links.



PERFECTLY SITUATED TO TAKE ADVANTAGE OF THE CITY'S BEST RETAIL, RESTAURANTS, AND LEISURE AMENITIES.



Heart of the City

The surrounding area has undergone substantial public and private investment over recent years and is now home to many of the city's key restaurants and professional services businesses.



St Paul's Place

The city's prime business core is now home to 350,000 sq ft prime office and retail/leisure and has attracted many national occupiers.



The Moor

Having undergone substantial redevelopment, The Moor is now once again one of the city's prime retail pitches with the newly opened cinema, restaurants and shops being within a 2 minute walk.

Further Information

For more information contact the sole agent:



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Peter Whiteley
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knightfrank.com

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