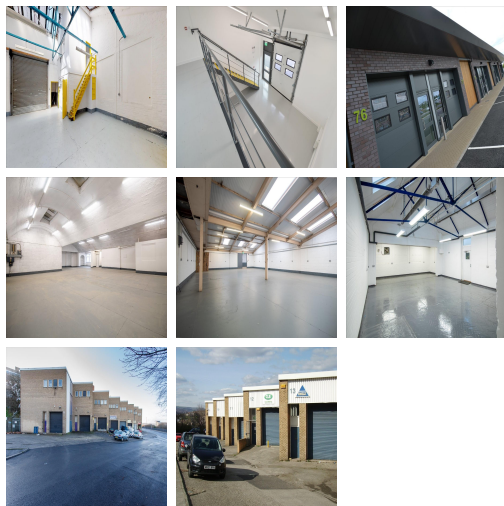
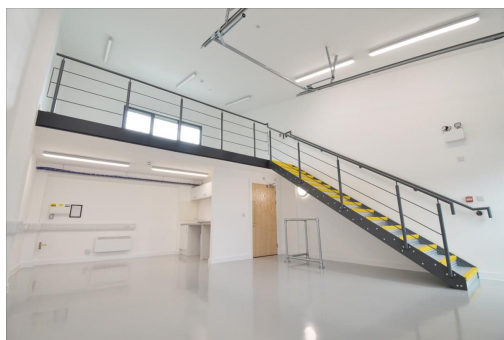


Serviced Office Space UK

1 Derwent Street

Sheffield S2 5BN



This business centre is near Sheffield city centre, with excellent train and bus services. There are services to Birmingham, London and a range of other destinations from the railway station. Road connections are also easily accessible with junction 34 of the M1 motorway approximately three miles away. The city centre has excellent places to enjoy something to eat or drink, and a range of shopping outlets. Hotel options are plentiful in Sheffield. Parking facilities are just around the corner for those driving to work.

This business centre comprises a 20,743-square-foot industrial estate with 16 units ranging from 600 to 3,000 square feet. The site offers a flexible workspace for companies looking for workshops or light industrial premises. There are communal areas with toilets between every two units, so one will only ever share with their immediate neighbour. Most units also contain a kitchenette and several offer gas heating. In addition, the office building is accessible 24 hours a day, further increasing the flexible nature of this prestigious business address. This building is a wonderland for all things digital – providing an ever-expanding hub of creatives with never-ending networking opportunities.

transport links

Underground	N/A
Train Station	East Midlands Trains
Road Link	M1
Airport	Robin Hood Airport

Workshop and Industrial Units

- **Total Size** : 20743 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 36 mnths