

# Sheffield Innovation Centre.



Your business deserves a brilliant place to call home. With serviced offices, workshops or laboratory units in a range of sizes, you'll be able to find the perfect fit for your business.

# The full monty.

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Sheffield's renowned for engineering and manufacturing excellence, but these seven hills are home to so much more.

From big-name brands to thriving tech startups, enterprise is on the rise. Over the last few decades, Sheffield's developed a reputation as a vibrant cultural hotspot with friendly locals and a high graduate retention rate.

The Innovation Centre is in the thick of all this action. Quality facilities. A convenient location in the heart of the city and close to its universities.

**In short, it offers everything your business needs.**



# Designed for growth.

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Built for small and medium-sized businesses, The Innovation Centre takes care of the details so you can concentrate on the things that matter.



A wide range of units available on easy in, easy out terms.



Make business easier with a manned reception to answer phones and welcome guests.



High-speed broadband and a digital telecom system.



Be safe and secure with CCTV surveillance, alarm systems and security key-holders.



Great transport links for the M1 and M18 as well as secure on-site parking.



Need to be open all hours? 24-hour access lets you work when you need to.



# Office and workshop/ laboratory units to let

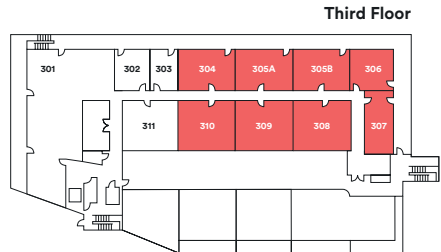
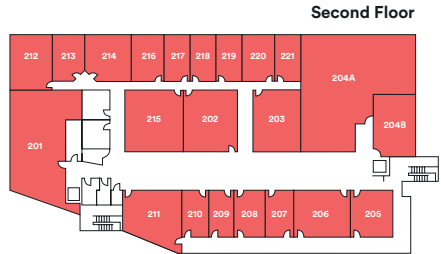
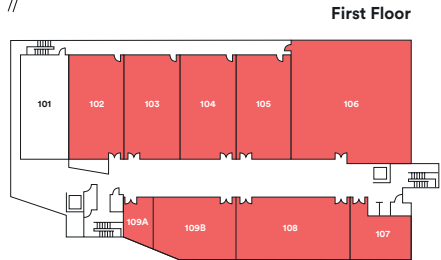
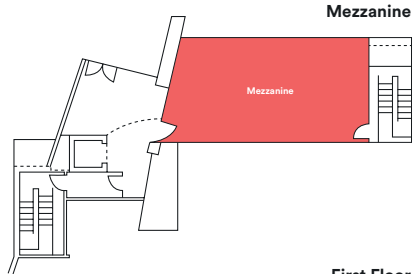
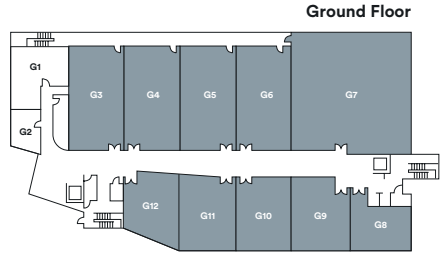
Ground floor workshops			
Unit	Sq ft	Unit	Sq ft
G1	UKSE	G7	2,230
G2	Meeting Room	G8	550
G3	950	G9	630
G4	950	G10	630
G5	950	G11	630
G6	950	G12	560

Mezzanine offices		
Unit	Sq ft	Seats
Mezz	800	10

First floor offices*					
Unit	Sq ft	Seats	Unit	Sq ft	Seats
101	Common Room		106	2,240	32
102	960	14	107	430	6
103	960	14	108	1,120	16
104	960	14	109A	250	3
105	960	14	109B	770	10

Second floor offices*					
Unit	Sq ft	Seats	Unit	Sq ft	Seats
201	1,170	18	211	340	5
202	570	8	212	390	6
203	450	6	213	230	3
204A	1,740	25	214	300	4
204B	380	5	215	590	8
205	320	4	216	250	3
206	420	6	217	220	3
207	210	3	218	240	3
208	210	3	219	210	3
209	210	3	220	230	3
210	210	3	221	200	3

Third floor offices					
Unit	Sq ft	Seats	Unit	Sq ft	Seats
301	UKSE		306	300	4
302	UKSE		307	290	4
303	Meeting Room		308	470	6
304	410	6	309	450	6
305A	410	6	310	450	6
305B	410	6	311	Training Room	



\* Breakout areas are available in the first floor Common Room and on the second floor. All sizes are approximate.



# Great location. Great facilities.

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The Innovation Centre is located within the heart of the city close to both universities. It's just a three-minute walk to West Street tram stop and an 18-minute walk or bus/tram ride to Sheffield station.

Nearby bars and restaurants mean it's perfect for entertaining, but if you want to get away, close proximity to the M1 and M18 gives you access to the rest of the UK. Fancy a break from city life? Take advantage of the Peak District National Park based right on the city's border.



# Ready to talk?

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We're a friendly bunch, so why not get in touch?

0114 224 2424

[sheffield@ukse.co.uk](mailto:sheffield@ukse.co.uk)

The Innovation Centre  
217 Portobello  
Sheffield S1 4DP

Visit us online:

[www.ukse.co.uk](http://www.ukse.co.uk)

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