

PlusNet signs up for Velocity home

VELOCITY Estates has secured a deal with the UK's leading internet service provider, PlusNet plc, to provide 36,000sq ft of prime office accommodation at their groundbreaking £90m Sheffield scheme.

The city centre Velocity development is the largest speculative mixed use scheme in the South Yorkshire region and, upon its completion, will comprise of 127,000sq ft of prestigious office space, 433 luxury apartments and 600 parking spaces.

PlusNet plc has signed up for the 36,000sq ft first floor of the first phase of the offices element. BT has just acquired the company for £67M, in order to strengthen its position in the increasingly competitive market for broadband internet services. PlusNet plc relocated its 200 employees from Don Valley to the new state-of-the-art offices in order to improve the working environment, increase staff morale and meet space requirements for future growth.

Eldon Stevens, Commercial Director of Velocity comments: "We are delighted to welcome PlusNet plc to Velocity. To have secured such a large blue chip company as our first tenant is testament to the offering we have here in Sheffield and the quality of working environment Velocity provides. We look forward to the continued success of the scheme following the signing of this anchor tenant."

Neil Comer from PlusNet plc said: "We looked at a number of locations for our new office and are very pleased with our decision to relocate the team to Velocity. The scheme is ideally placed within the city centre, allowing us to take advantage of all that Sheffield has to offer and the ample parking is a key advantage. The team has settled in well."



Pictured from left, Alastair Campbell of Campbell & Co, Neil Comer from PlusNet plc, Eldon Stevens Commercial Director of Velocity and Tim Bottrill of Knight Frank

Velocity is the largest speculative office lettings in Sheffield for 2006. With phase 1 leased out to PlusNet plc, phase 2 and 3 will be available this year offering flexible, modern, grade A office buildings at 24,000sq ft and 67,000sq ft respectively. The 24,000sq ft unit will comprise a hi-tech Business Centre with breakout areas and a conference facility, with occupiers enjoying all benefits, excluding phone and broadband costs, inclusive of rent.

Tim Bottrill of Knight Frank, joint commercial agents with Campbell & Co for Velocity said: "Velocity perfectly met PlusNet plc's requirement for high quality, grade A offices in a city centre location."

By taking a flexible approach to the deal, the space was tailor-made for PlusNet plc. Undoubtedly, the ample parking on offer, with 600 spaces across the whole develop-

ment, and 24 hour CCTV security surveillance, was a huge attraction to a company of this size."

Alastair Campbell of Campbell & Co, Commercial Agent for Velocity said: "The high-profile development is also located in a fantastic position with easy access to all city centre amenities and good road links to all parts of the city."

"The commercial space at Velocity offers

companies striking architectural designs, with modern open floor plans."

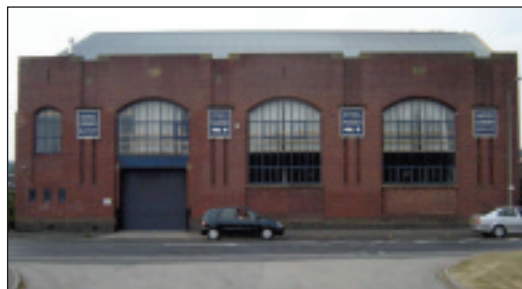
With Sheffield coming in as the fourth largest city in England and an economic growth exceeding the national average, it is a location to love for any business looking to grow or improve working environment.

●For further information visit www.velocitystates.co.uk, or contact the Velocity Estates team on 0114 272 2722.



Refurbished High Quality Offices
3rd & 4th Floors, Commercial Street, Sheffield
To Let

- Landmark building adjacent to Ponds Forge
- Easily accessible location with direct access off Park Square roundabout.
- Comprising a total of approximately 466.7 square metres (5,024 sq ft)
- Potential to split to provide suites from approximately 2,500 sq ft
- Flexible terms available



Industrial / Storage Premises
Insignia Works, Rutland Road, Sheffield
For Sale / To Let

- Prominent industrial unit with main road frontage on to Rutland Road
- Total floor area approximately 23,906 sq ft (2,220 sq m)
- Good quality warehousing with an eaves height of 8m
- Fully fitted offices at first floor level
- Side loading from Rutland Way



Modern Office Unit
Unit 9, Meadowcourt, Amos Road, Sheffield
To Let

- 1,553 sq ft (144.3 sq m)
- Prominent main road frontage
- 5 on site car parking spaces
- Excellent access to both Sheffield City Centre and the M1 at Junction 34



Do you need a small office?

Lydgate House, Lydgate Lane, Sheffield

To Let

- High quality office accommodation
- Two suites available - 403 sq ft and 263 sq ft
- Located in the popular western suburbs of the city



Attractive Period Office Building
The Manor House, 260 Ecclesall Road South,
Sheffield

Last Remaining Suite

- Superb location in South West Sheffield
- Suite 5 - 589 sq ft approximately
- Two car parking spaces within the yard
- To let on a new lease



Brand New Units
Bentley Business Park, Dinnington

To Let / For Sale

- High quality industrial units
- Units from 5,000 - 25,000 sq ft available
- Improving location with access to Junction 31 M1
- Ideal for own occupation or investment

Princess House, 122 Queen Street, Sheffield S1 2DW. Tel: 0114 272 9750.

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