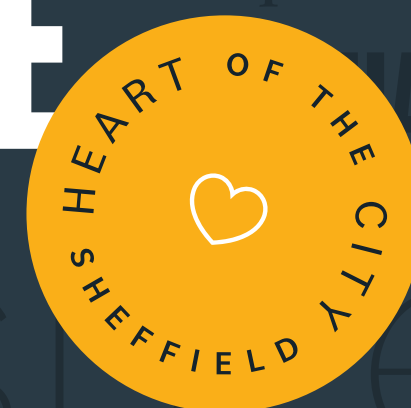


HEART OF THE CITY  
**SHEFFIELD**

**A SIGNIFICANT  
MIX OF MIXED USES  
REDEFINING AN  
ENTIRE CITY CENTRE**



## Foreword

Heart of the City is a true mixed-use development creating new social spaces, homes, shopping, restaurants, cafés & bars, experiences, workspace & creative hubs – all whilst showcasing our incredible culture, character & heritage. Led by Sheffield City Council & our Strategic Development Partner, Queensberry.

It is no secret that high streets across the country have faced challenges over the past decade & no one could have prepared for the impacts of a global pandemic. However, Sheffield is a resilient city & we remain steadfast in our commitment to Heart of the City & our ambitious plans for the City Centre. With global anchors like HSBC, CMS & Radisson Blu at its core, Heart of the City is a cornerstone project that will contribute significantly to our local economic growth, both now & in the future.

Our phased approach is specifically designed to be flexible & adaptable to changing market conditions. When one door shuts, another one opens – the development does not rely on one key element or brand to become viable, successful & sustainable. This enables us to respond to change & the clear trend towards bespoke & tangible experiences.

Retail remains important, enlivening the city centre streets, yards & lanes of our development. Sheffield is an attractive proposition for any national or independent occupier. The fourth largest city in England boasting 61,000 students across two universities & an impressive working catchment of 1.4 million people – not many locations in the UK can compete with that.

There is so much to look forward to in Sheffield City Centre over the next few years, with game changing commercial & residential developments progressing well, an independent cultural & social district being formed along Cambridge Street & stunning central public spaces & parks to rival any city.

Heart of the City is the flagship project that will enable us to build a world-class, sustainable & modern City Centre – one that is reflective of our character & enviable location & enables our economy to thrive for decades to come.

**Nalin Seneviratne**



ENGLAND'S 4<sup>TH</sup> LARGEST CITY  
IS AN INVENTIVE CITY, A HOME TO THE  
BRIGHTEST MINDS WHERE  
YOU'RE IN GOOD COMPANY





**£3.7**  
**BILLION**  
**ECONOMIC**  
**ACTIVITY**  
**BY 2030**

**14.3%**  
increase in businesses within  
Sheffield during last 5 years

**61,000**  
STUDENTS ACROSS OUR 2 UNIVERSITIES INCLUDING  
10,000 INTERNATIONAL STUDENTS

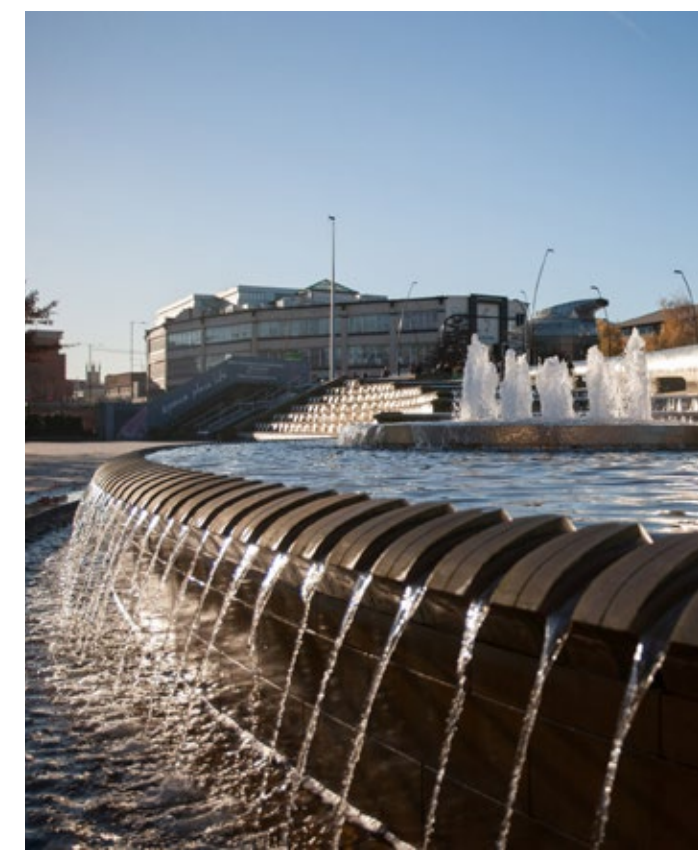
**A CELEBRATION**  
**OF HERITAGE**  
**BUILDINGS**

**HEART OF THE CITY**  
**IS A SIGNIFICANT**  
**MIX OF MIXED-USES**  
REDEFINING AN ENTIRE CITY CENTRE

**31%** of people are  
employed within  
the public sector

**FOURTH**  
**LARGEST CITY IN ENGLAND**  
**& HOME TO NEARLY**  
**600,000 PEOPLE**

**1.5 Million sq ft**  
of development  
within the city centre

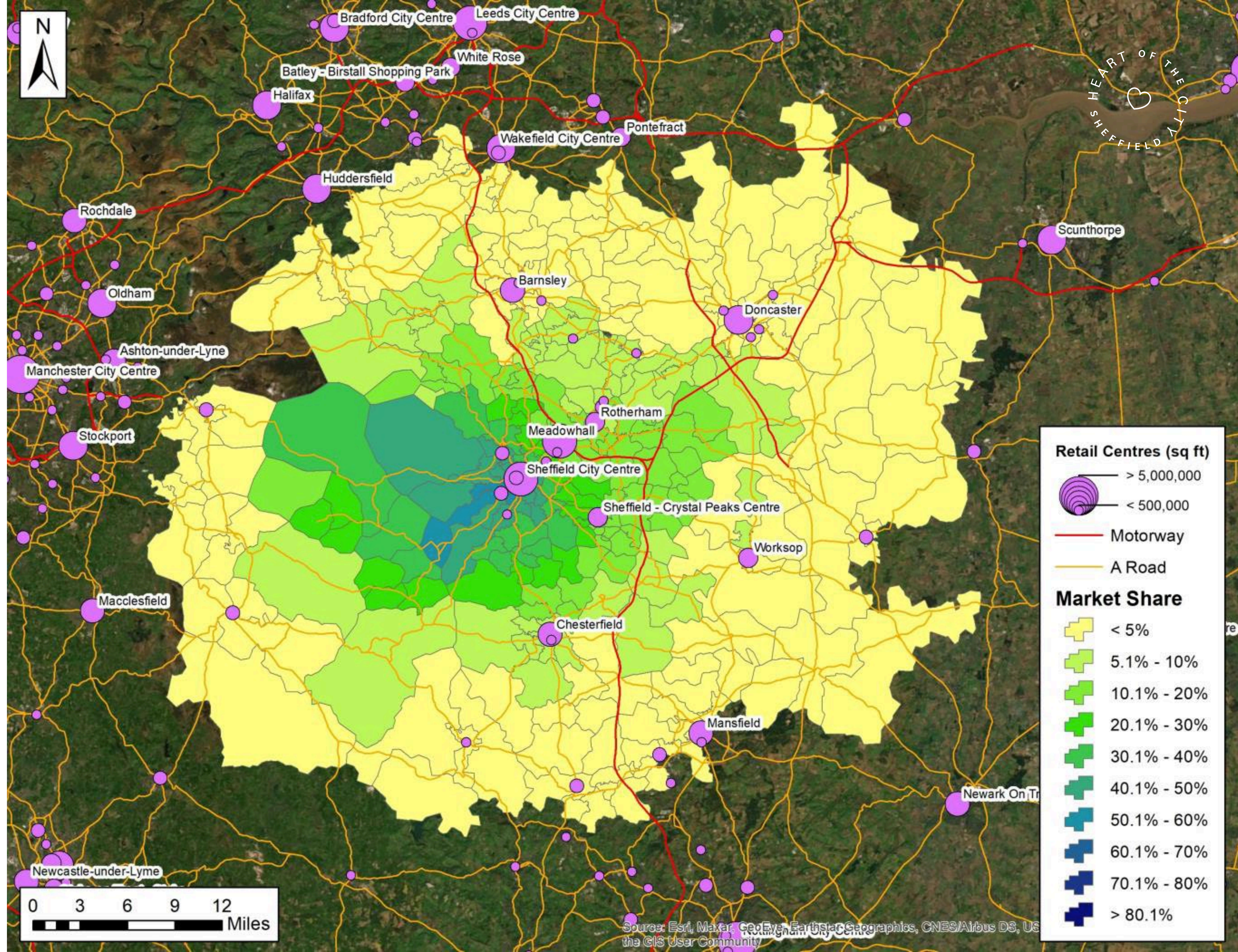


**£1.12 billion**  
of shoppers spend is retained  
by Sheffield from its catchment,  
equivalent to a 12.6% market share

**2.2 million**  
catchment of Sheffield as a whole contains  
**601,424 shoppers**  
classified within the top four shopper segmentation groups  
metropolitan high achievers, affluent greys,  
upmarket neighbourhoods & suburban families

**£1.25 BILLION**  
FORECAST FOR THE CITY CENTRE  
TO ATTRACT IN WEIGHTED SPEND  
POST DEVELOPMENT, A  
**12% UPLIFT**

The future plans for the city are forecast to generate an additional  
**£68.4 million**  
for Sheffield City Centre. Post development, Sheffield's  
forecast turnover grows from £569.3m to £637.8m, a  
**12% increase**

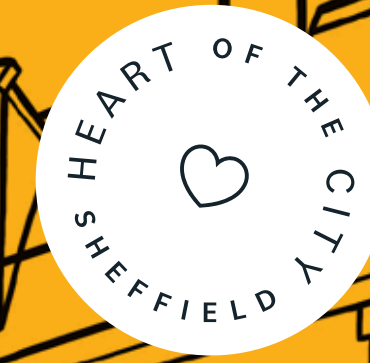




We are a city built on character & an independent spirit, warm & welcoming, communities that work together in a very natural way. We create our own energy here, a bunch of inventive people in a city that doesn't stand still, we'll keep making things better & that's why we're developing the Heart of the City.

# THE HEART OF SHEFFIELD HAS SHEFFIELD AT ITS HEART

Throughout the new individually designed & repurposed buildings, following the open historic streetscape, the mix of mixed uses integrate & connect with the city & its community. Choice & experience throughout the Heart of the City will strengthen a sense of place & belonging for our community that live & work here & those that choose to visit.



# GREY TO GREEN SUSTAINABILITY GUIDES DECISIONS & DESIGN

**We're incorporating green spaces, planting zones & sustainable urban drainage systems to continue Sheffield's proud tradition of quality urban realm.**

- The completed Grosvenor House, home to HSBC & CMS has achieved LEED Gold standard.

*US Green Building Council's - Leadership in Energy & Environmental Design*

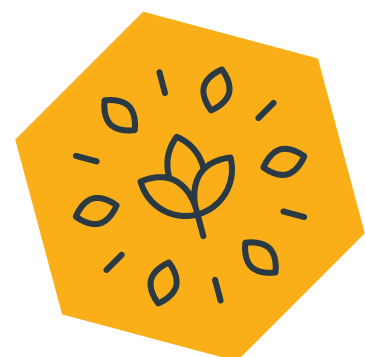
- On-site Elshaw House will be Sheffield's first net zero, carbon ready office building with BREEAM standards of Excellent being targeted.

- Pound's Park, a new four acre green park for the city will bring a multitude of experiences for all ages including areas for play with relaxation & socialising spaces alongside a cycle hub & EV charging points for the city centre.

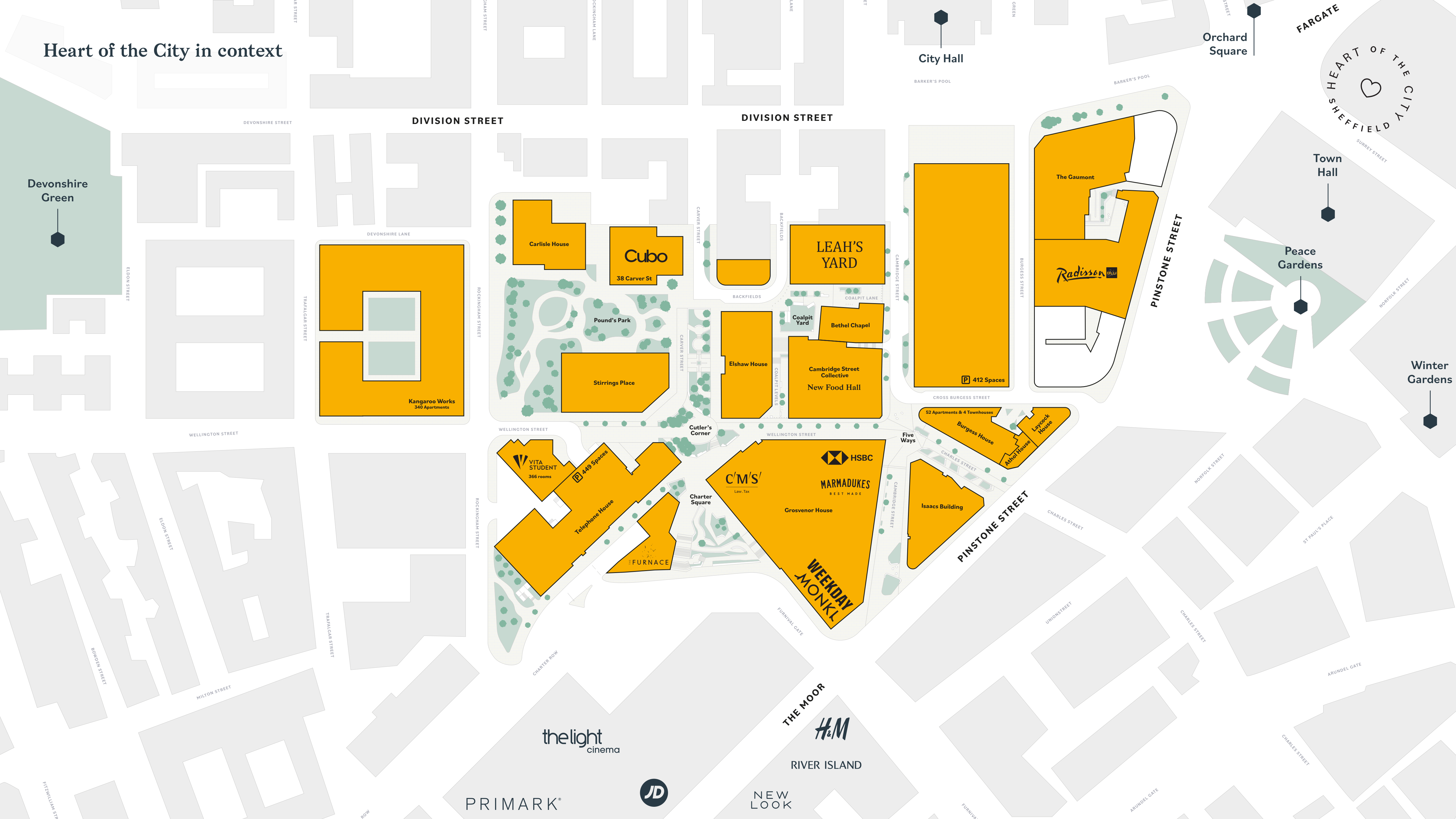
- Sheffield is reducing its carbon footprint and wastage by replacing sections of highway with green corridors.

- Heart of the City is extending the established Grey to Green' project and incorporating the same design principles.

**Sustainable development guides every decision, we will reduce our carbon footprint & waste, increase our use of green energy & sustainability initiatives to create a place that will enhance the wellbeing of those that live, work & visit - a place to be proud of.**



# Heart of the City in context



Devonshire Green

City Hall

Orchard Square

HEART OF THE CITY  
SHEFFIELD

Town Hall

Peace Gardens

Winter Gardens

DIVISION STREET

DIVISION STREET

PINSTONE STREET

PINSTONE STREET

THE MOOR

PRIMARK®

thelight  
cinema



NEW LOOK

RIVER ISLAND



**Kangaroo Works**  
340 Apartments

**Carlisle House**

**Cubo**  
38 Carver St

**Pound's Park**

**Stirrings Place**

**LEAH'S YARD**

**Coalpit Yard**

**Bethel Chapel**

**Eshaw House**

**Cambridge Street Collective**

**New Food Hall**

**412 Spaces**

**The Gaumont**

**Radisson**

**VITA STUDENT**  
366 rooms

**449 Spaces**

**Telephone House**

**FURNACE**

**C/M'S**  
Law, Tax

**HSBC**

**MARMADUKES**  
BEST MADE

**Grosvenor House**

**WEEKDAY MONKL**

**52 Apartments & 4 Townhouses**

**Burgess House**

**Adhai House**

**Laycock House**

**Isaacs Building**

**the light cinema**

**PRIMARK®**

**JD**

**NEW LOOK**

**RIVER ISLAND**

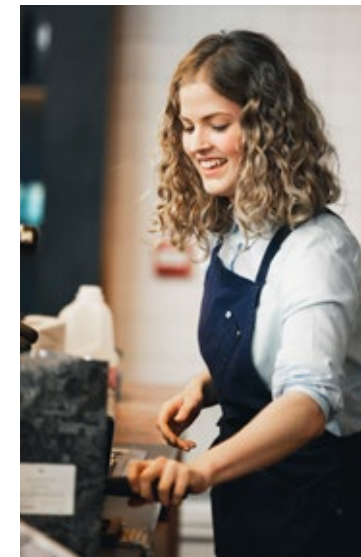
**H&M**

Heart of the City  
On the Move



“We have had great success in Sheffield, Weekday has really become part of a great community. Now we look forward to meeting an even larger audience with the exciting new transformation.”

Daniel Herrmann, Managing Director **WEEKDAY**



“We are delighted to reaffirm our commitment to Sheffield & the North of England generally in the most tangible way possible, by taking a new home for our people in the City for the next 20 years, with space to grow.”

Mark Haywood, Head of the North **C/M/S'**  
Law, Tax



“We are proud to call Sheffield our home & are excited to be playing a part in the Heart of the City regeneration scheme. It is a major development that will significantly transform this district of the city centre. Our aim is to offer city centre visitors & weekday workers the best in British daytime food & drink.”

Tim Nye, Owner **MARMADUKES**  
BEST MADE



Cambridge Street Collective

On-site & Coming soon



LEAH'S YARD MARKET

**Cambridge Street Collective** will have a vibrant food hall offering on the ground floor. Celebrated chef Luke French & his wife & business partner, Stacey Sherwood-French, the pair are behind award-winning JÖRO are bringing a highly anticipated restaurant to the top floor with rooftop dining terrace & pre-dining rooftop bar.

**Leah's Yard** will feature a collection of high-quality local traders within ground floor studios being developed by Sheffield Science Park Company (SSPCo). Offering everything from furniture & clothes to artisan foods & ales, with space on upper floors for the best of Sheffield's small businesses. There will also be a curated series of open events, themed evenings & makers markets.



Heart of the City - Pinstone Street

Under construction,  
available Autumn 2021



**THE ISAACS BUILDING**  
Retail +  
Workspace

**ATHOL HOUSE**  
Retail +  
Workspace

**LAYCOCK HOUSE**  
Retail +  
Townhouses

**CROSS BURGESS STREET**

**CHARLES STREET**



Heart of the City - Five Ways

Grosvenor House - Completed

Isaacs Building & Burgess House -  
Under construction,  
available Autumn 2021

**BURGESS HOUSE**  
Retail +  
Apartments

**THE ISAACS BUILDING**  
Retail +  
Workspace

**GROSVENOR HOUSE**  
Retail , F&B +  
Workspace

HSBC C/M/S' Law Tax  
MONKL WEEKDAY  
MARMADUKES BEST MADE

CROSS BURGESS STREET

CHARLES STREET

CAMBRIDGE STREET



Grosvenor House

Heart of the City - Pinstone / Charles Street

Under construction,  
available Autumn 2021



**THE ISAACS BUILDING**  
Retail +  
Workspace

**ATHOL HOUSE**  
Retail +  
Workspace

**LAYCOCK HOUSE**  
Retail +  
Townhouses

**FOODHALL +  
FINE DINING**

**CHARLES STREET**

**PINSTONE STREET**





**WORKSPACE**



**Living**



**LEISURE & CULTURE**



**Hotels**



**Shopping**



**Food & Drink**



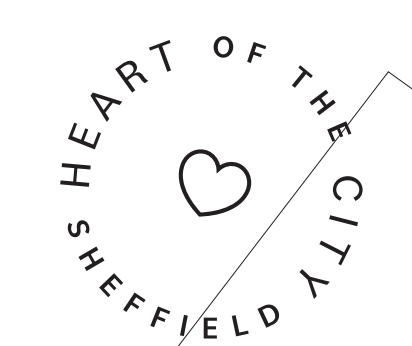
HEART OF THE CITY  
SHEFFIELD

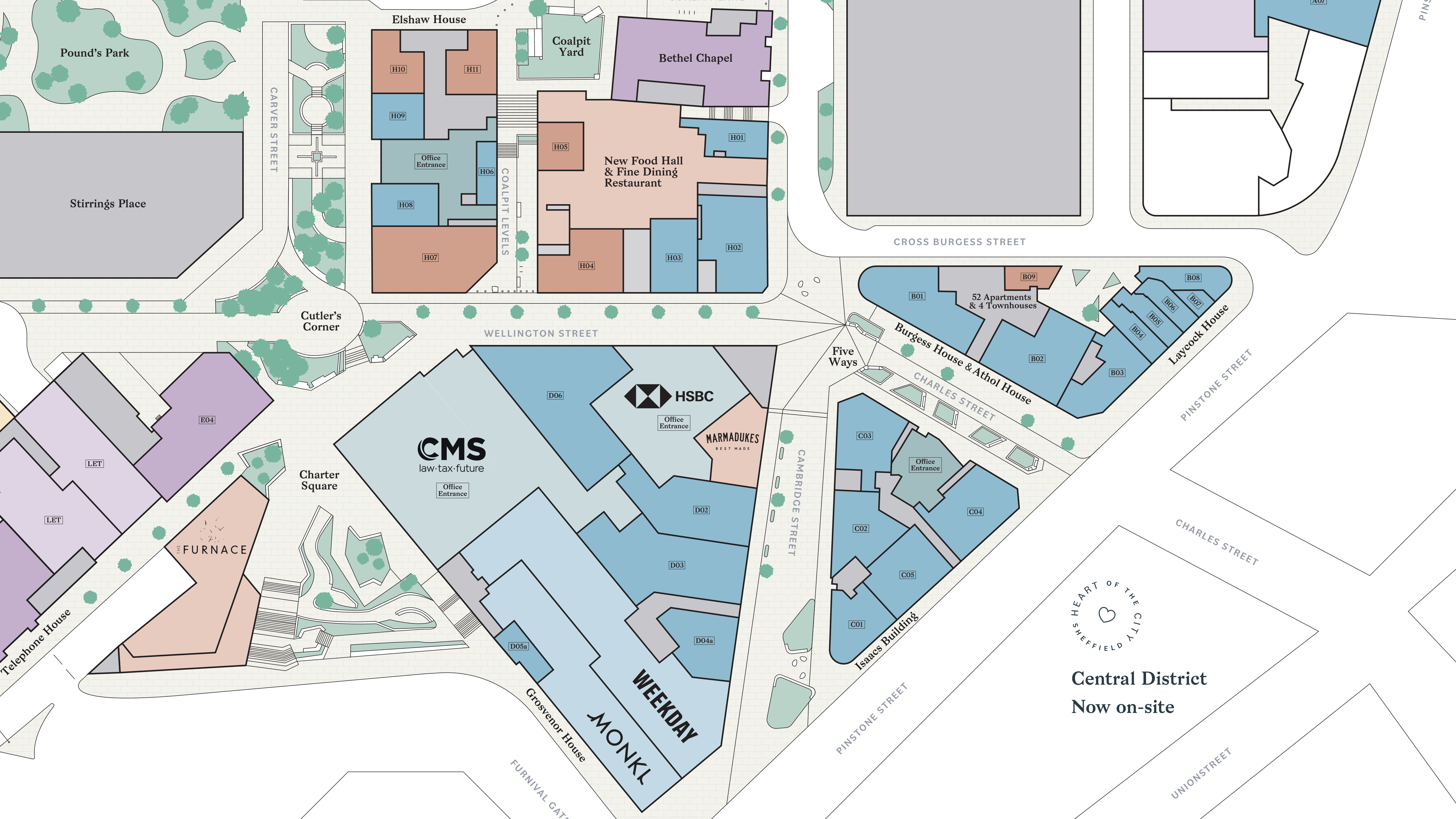
# Street Level Masterplan



**Key**

- Retail
- Restaurants, bars & Cafés
- Leisure & Culture
- Office Entrances (Offices on floors above)
- Residential
- Future Development





Pound's Park

Stirrings Place

Elshaw House

Coalpit Yard

Bethel Chapel

New Food Hall & Fine Dining Restaurant

CROSS BURGESS STREET

Cutler's Corner

WELLINGTON STREET

Five Ways

Burgess House & Athol House

52 Apartments & 4 Townhouses

Laycock House

HSBC

Office Entrance

MARMADUKES  
BEST MADE

CMS  
law · tax · future

Office Entrance

Charter Square

THE FURNACE

Isaacs Building



Central District  
Now on-site

Grosvenor House

WEEKDAY  
MONKL

PINSTONE STREET

CHARLES STREET

UNION STREET

FURNIVAL GATE



CARVER STREET

COALPIT LEVELS

CAMBRIDGE STREET

PINSTONE STREET

LET

LET

E04

LET

H10

H11

H09

H08

H07

H05

H04

H03

H02

H01

B01

B09

B08

B07

B06

B05

B04

B03

B02

D06

D02

D03

D04a

D05a

C03

C02

C01

C04

C05

PINS

Kangaroo Works  
340 Apartments



Telephone House  
On-site & Available  
Winter 2021



# Development Accommodation Schedule

Athol / Burgess / Laycock House (B)	Unit Use	Ground Floor Areas (sq ft)	First Floor Areas (sq ft)	Total Areas (sq ft)
B01	Retail	1,937		1,937
B02	Retail	1,931		1,931
B03	Retail	1,130		1,130
B04	Retail	536	397	933
B05	Retail	496	368	864
B06	Retail	463	377	840
B07	Retail	197		197
B08	Retail	682	524	1,206
B09	F&B	494	893	1,387
<b>Total</b>		<b>7,866</b>	<b>2,559</b>	<b>10,425</b>

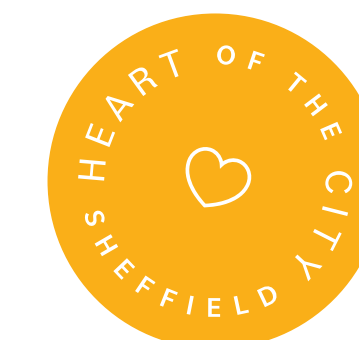
Grosvenor / The Trading House (D)	Unit Use	Ground Floor Areas (sq ft)
D01	<b>Let to Maramadukes Café</b>	
D02	Retail	2,152
D03	Retail	3,589
D04a	Retail	1,555
D04b	<b>Let to Weekday</b>	
D04c	<b>Let to Monki</b>	
D05a	Retail	538
D06	Retail	4,381
D07/8	<b>Let to New World Trading Company</b>	
<b>Total</b>		<b>12,215</b>

Telephone House (E)	Unit Use	Ground Floor Areas (sq ft)
E01	Leisure	15,823
E02	<b>Let</b>	
E03	<b>Let</b>	
E04	Retail	4,575
<b>Total</b>		<b>20,398</b>

CSC / Elshaw House (H)	Unit Use	Ground Floor Areas (sq ft)	First Floor Areas (sq ft)	Second Floor Areas (sq ft)	Total Areas (sq ft)
H01 (Sunday School)	F&B	994	778	758	2,540
H02 (Henry's)	F&B	2,242	2,188	2,141	6,571
H03	Retail	1,207			1,207
H04 (Brew House)	Retail	1,775			1,775
H05	F&B	863			863
H06	F&B	476			476
H07	F&B	3,081	1,500 (Mezz. Potential)		4,588
H08	Retail	1,093			1,093
H09	Retail	900			900
H10	F&B	1,098			1,098
H11	F&B	1,101			1,101
Cambridge Street Collective	<b>Let to The Milestone Group for a contemporary food hall, cookery school &amp; fine dining experience</b>				
Bethel Chapel	Leisure				15,141
<b>Total</b>		<b>14,837</b>	<b>4,476</b>	<b>2,899</b>	<b>37,353</b>

Radisson Blu / Gaumont Building (A)	Unit Use	Ground Floor Areas (sq ft)	Ancillary Areas (sq ft)	Total Areas (sq ft)
A01	Leisure	2,250	23,820 (FF/SF)	26,070
A02	Retail	3,993	5,694 (B)	9,687
A03	Retail	1,323	1,184 (B)	2,507
A04	Retail	1,873		1,873
A05	Retail	1,087		1,087
A06	F&B	3,212		3,212
A07	Retail	2,976		2,976
Ancillary Storage			3,649 (B)	3,649
<b>Total</b>		<b>16,714</b>	<b>34,347</b>	<b>51,061</b>

Isaacs Building (C)	Unit Use	Ground Floor Areas (sq ft)
C01	Retail	1,018
C02	Retail	1,383
C03	Retail	1,475
C04	Retail	1,679
C05	Retail	1,528
<b>Total</b>		<b>7,083</b>



Contact the leasing team for more information:

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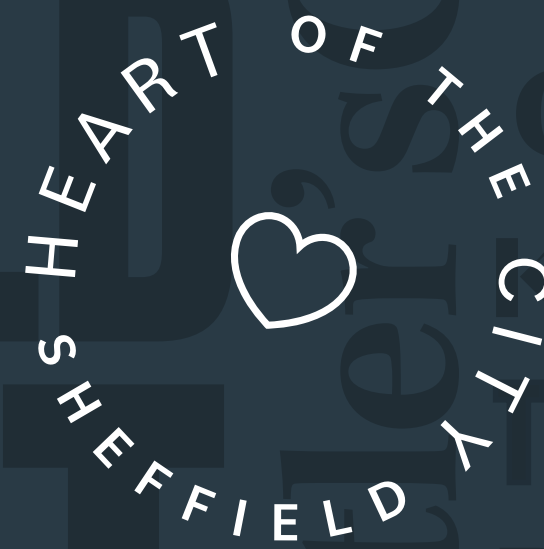
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Heart of the City  
For & by

Sheffield



[heartofsheffield.co.uk](http://heartofsheffield.co.uk)

A Development By:



Strategic Development Partner:

**Queensberry**