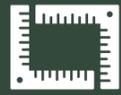


**72,000 SQ FT SUSTAINABLE WORKSPACE**  
**FLOORPLANS AND BUILDING SPECIFICATION**

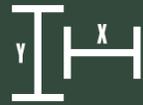
# GREEN PRINTS



WORKS FOR  
SETTING THE STANDARD  
DOOR CITY  
HEART OF  
HEART OF  
HEFFIELD  
MARK NABERS 5.5  
INVESTERS  
X OF MIXED USES  
Innovative  
Inventive  
WORKSPACE  
SHEFFIELD  
WORKSPACE  
FUTURE  
A FOCUS ON EASE  
& ACCESSIBILITY  
SHEFFIELD'S AN INVENTIVE CITY,  
HOME TO THE BRIGHTEST MINDS,  
WHERE YOU'RE IN GOOD COMPANY,  
ENHANCED WELLBEING  
SUSTAINABLE  
WORKSPACE  
England's Green  
LIFESTYLE BALANCE  
Sheffield Hallam & The University of Sheffield are  
ranked in the top 100 Universities in the world  
Remix  
heart of  
Surround  
active &  
parks, s  
lanes &  
all enliv  
a food ha  
restaurant  
cafés & p  
gather t  
capital of cool  
PIONEER  
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COM  
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600.0



Divisible floor plates of 10,500 sq ft on each level



Deep floor plates - 25.5m by 52.5m



Panoramic views across the city centre from the communal roof terrace



Double height reception and entrance lobby



Accessible DDA compliant facilities



Full access raised floors



24-hour building access



Fibre data connectivity



Six ground floor units suited to retail or F&B



Mixed mode ventilation to efficiently heat and cool floors



Chiller beams in the floors maintain and dissipate heat on each level



On-site power generation, rooftop PV cells



Secure basement cycle storage and drying room



PIR light sensors and LED lighting



Best in class changing and shower facilities

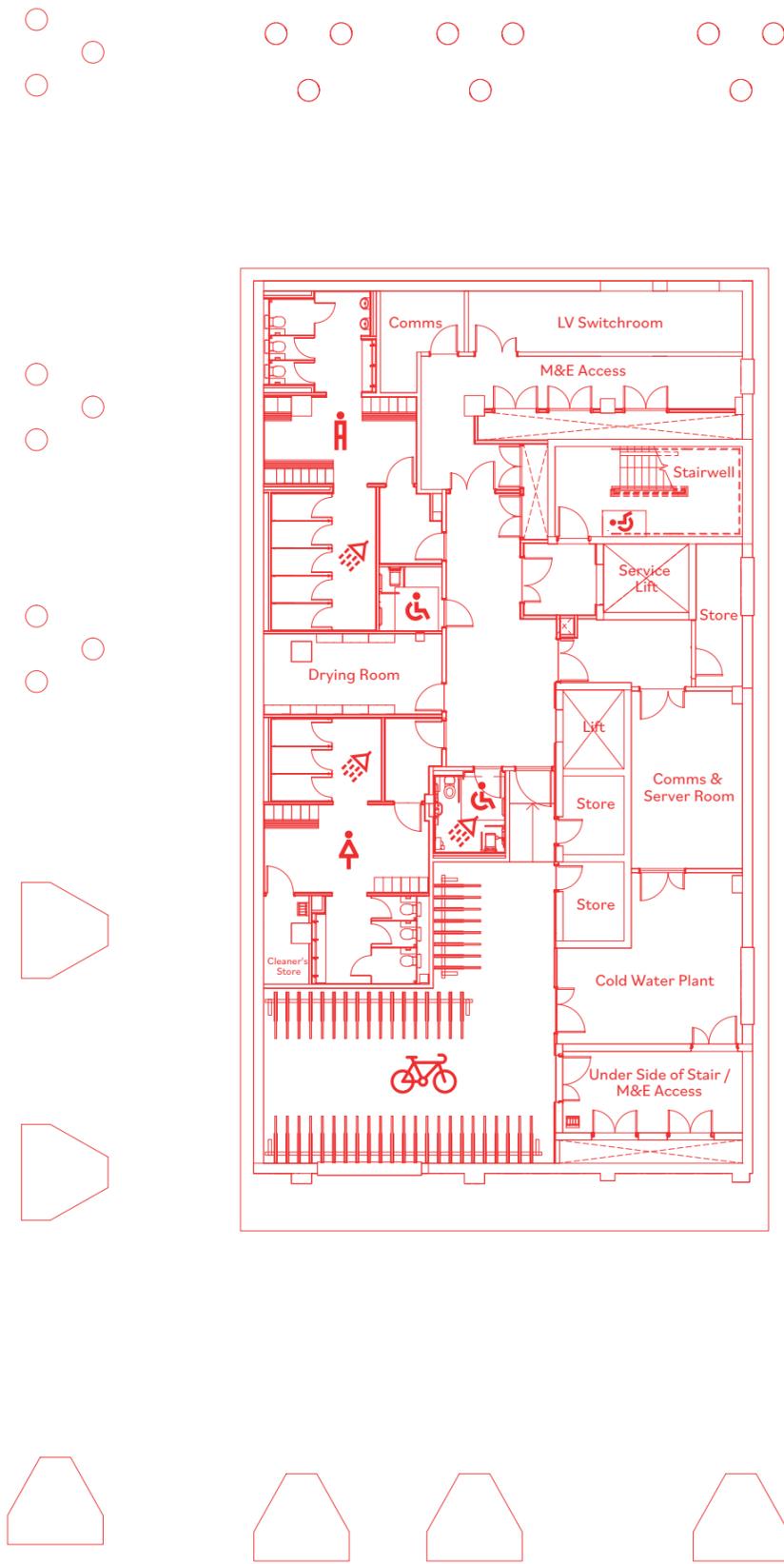
# ELSHAW HOUSE CARVER STREET SHEFFIELD S1





## BASEMENT

- Secure bike storage
- Changing / Drying Room
- Shower facilities

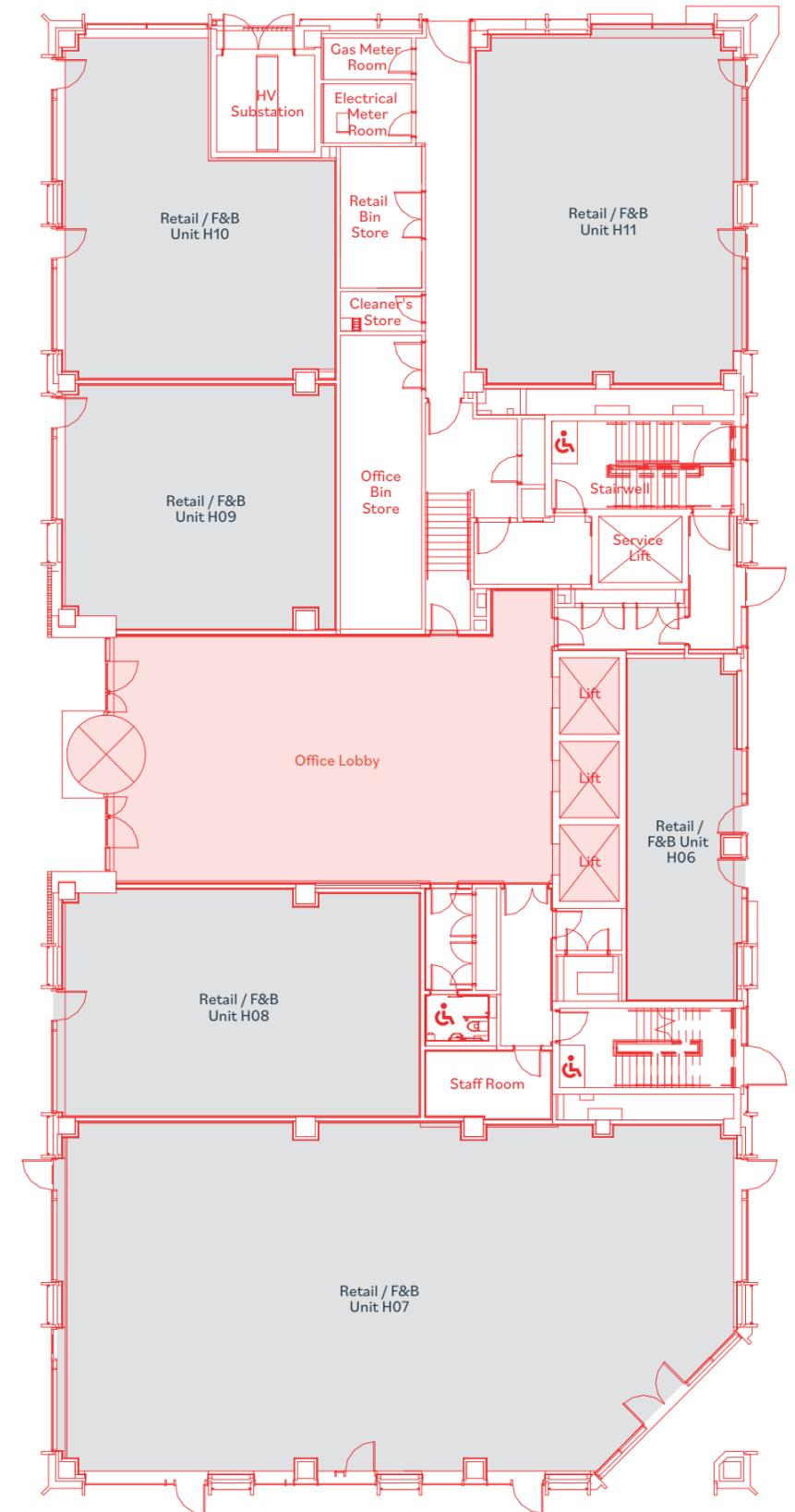


## OFFICE LOBBY

- Double height reception and entrance lobby
- 3x passenger lifts
- Entrance from Carver Street out onto Pound's Park
- Secondary exit out onto Coalpit Levels

## RETAIL / F&B UNITS

Six new commercial units ranging from:  
476 sq ft / 44 sq m  
up to  
3,081 sq ft / 286 sq m



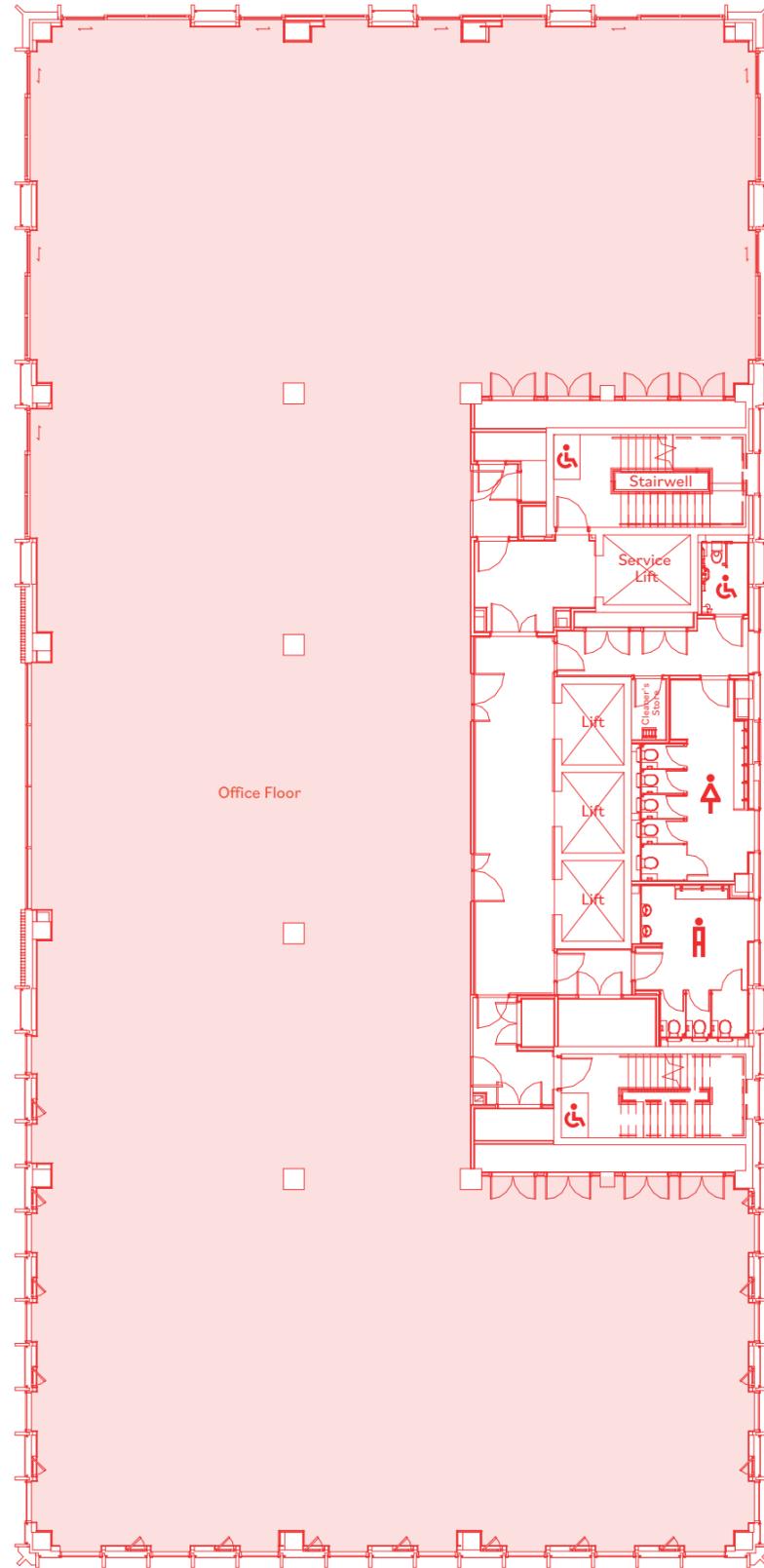
# 1

## WORKSPACE

10,530 sq ft / 978 sq m

Across all floors:

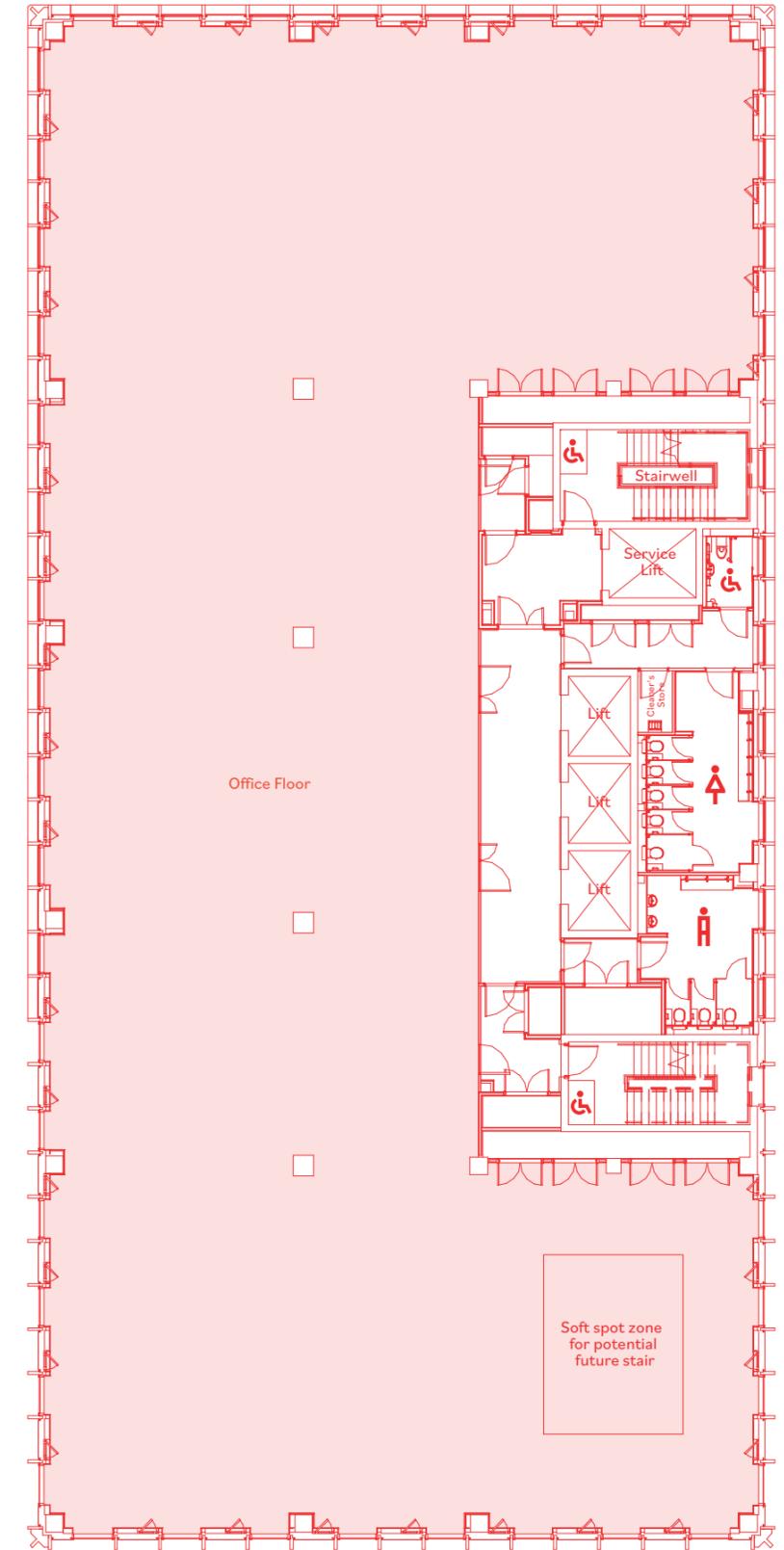
- DDA compliant facilities located across all floors
- Full access raised floors, allowing flexible delivery of cabling
- Impressive deep floor plates - 25.5m by 52.5m
- LED lighting
- Divisible floor plates of 10,500 sq ft on each level
- A contemporary, industrial-inspired design



# 2

## WORKSPACE

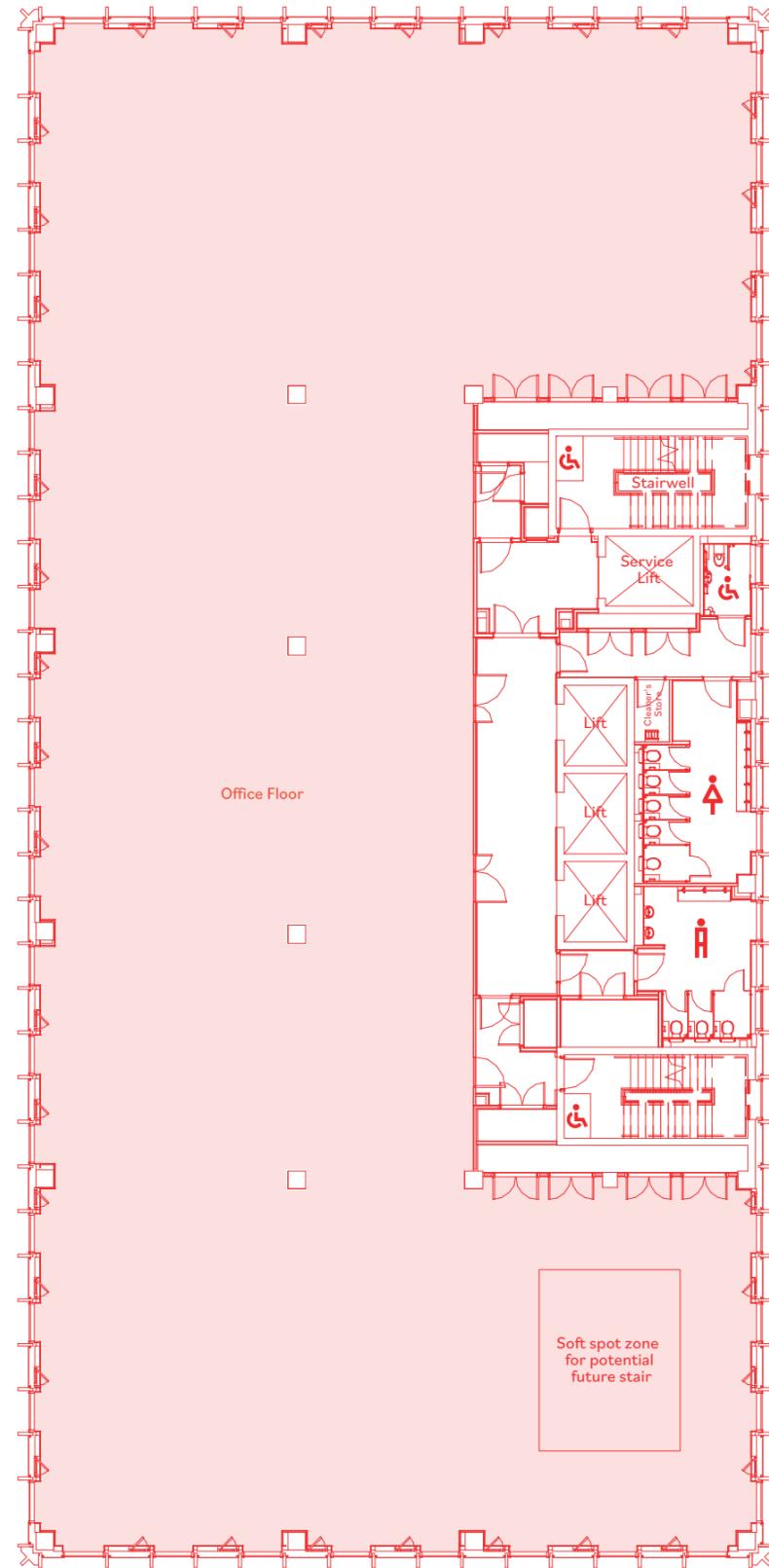
10,530 sq ft / 978 sq m



# 3

## WORKSPACE

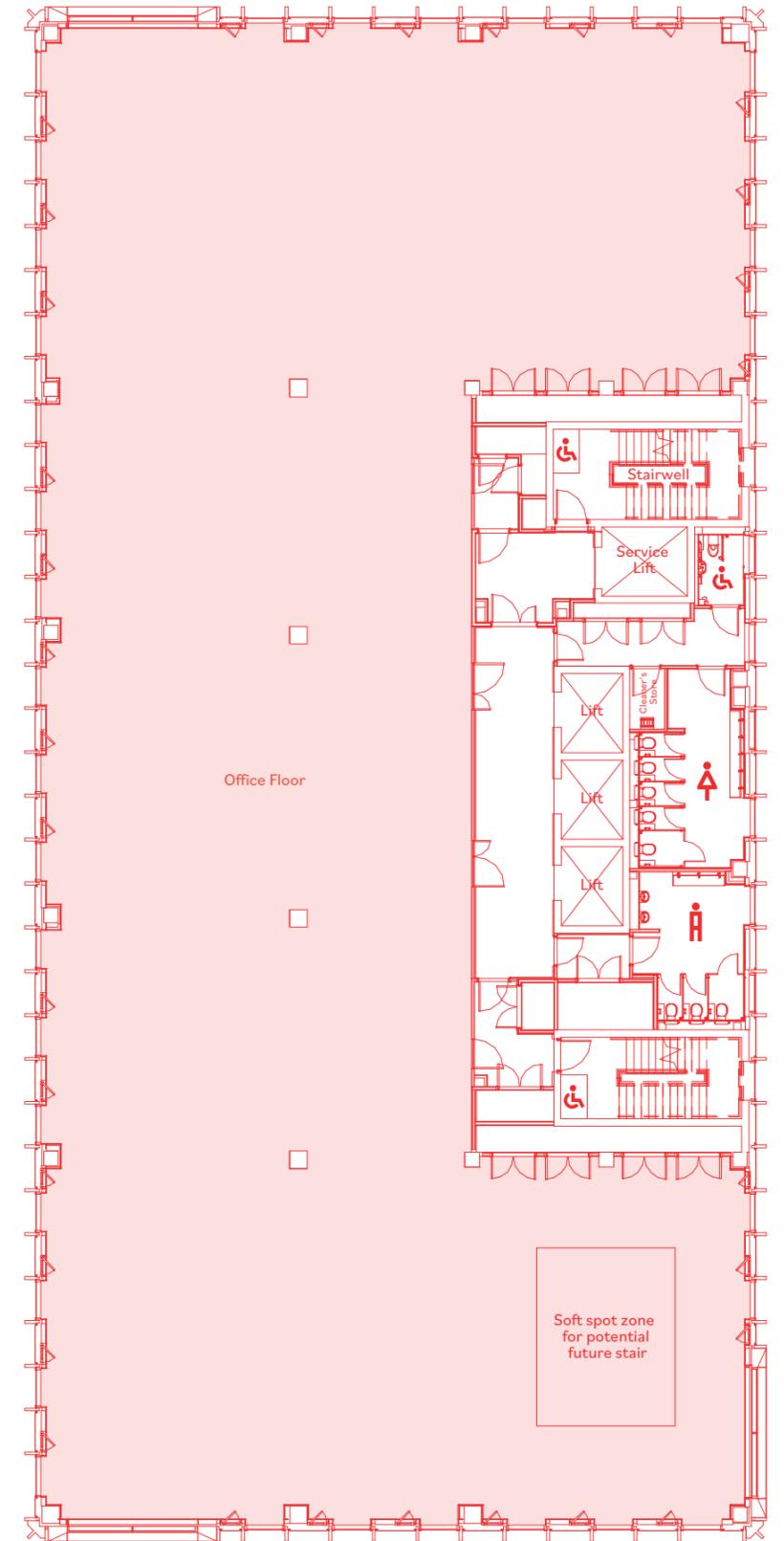
10,530 sq ft / 978 sq m



# 4

## WORKSPACE

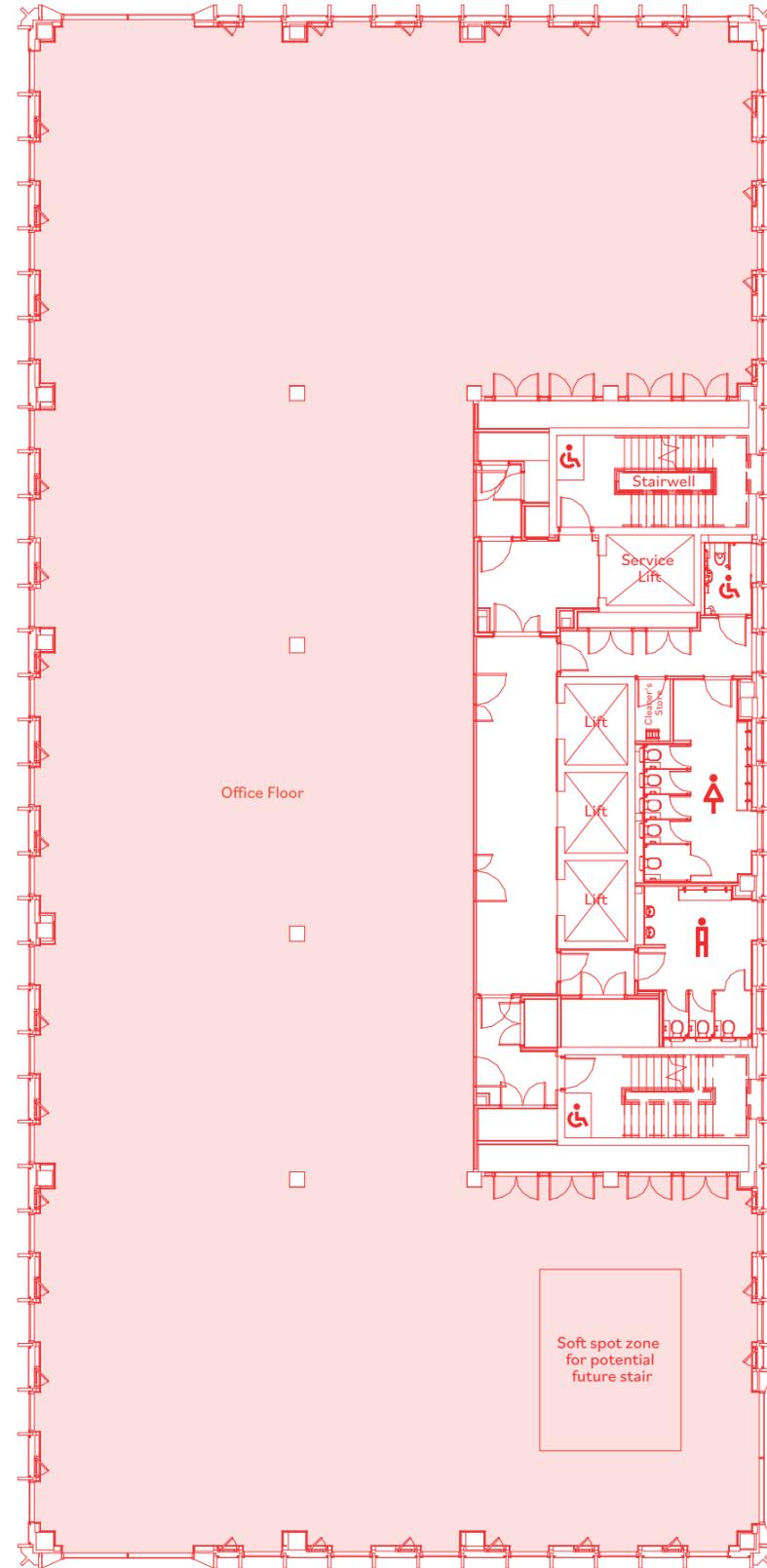
10,530 sq ft / 978 sq m



# 5

## WORKSPACE

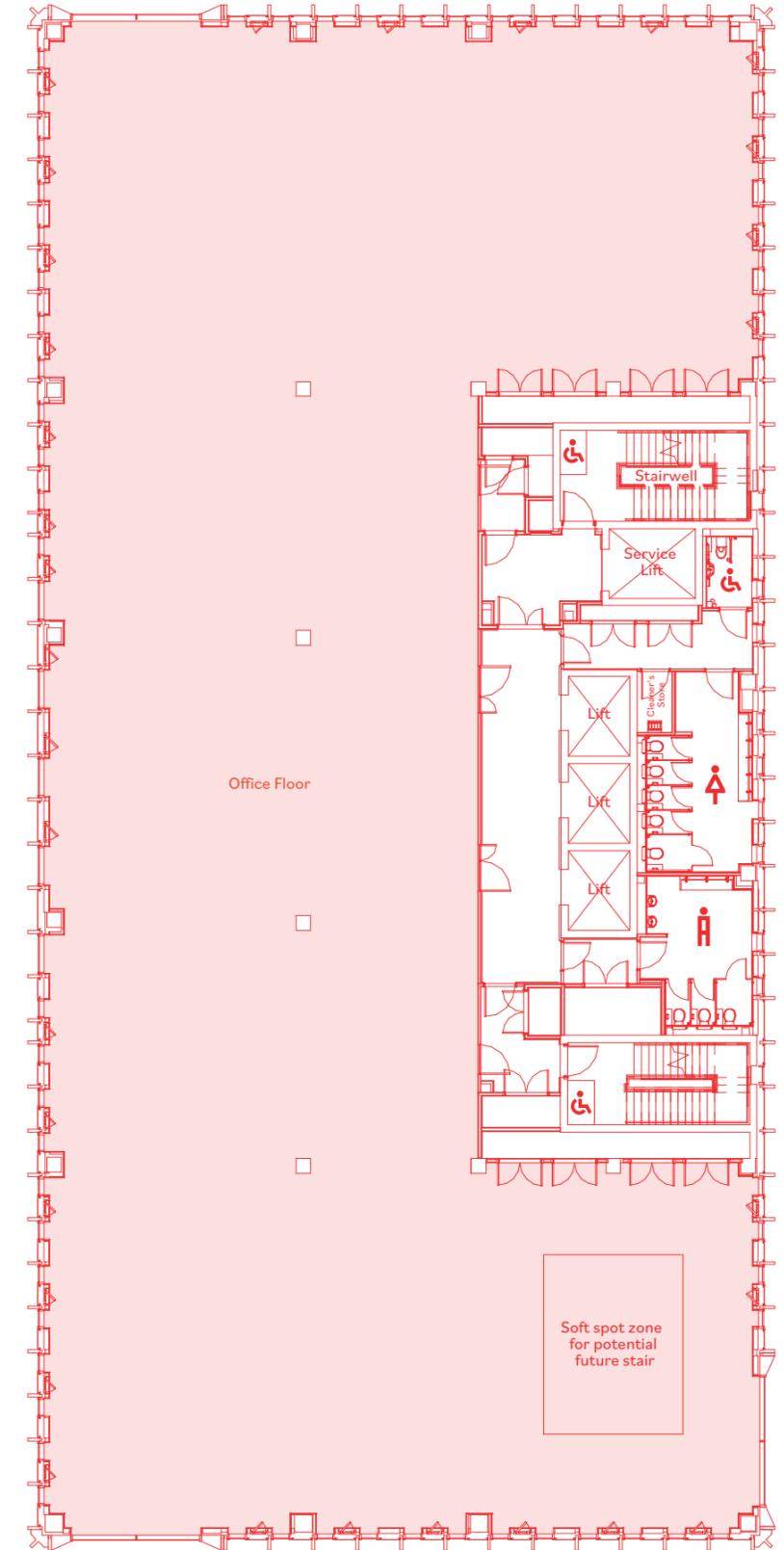
10,530 sq ft / 978 sq m



# 6

## WORKSPACE

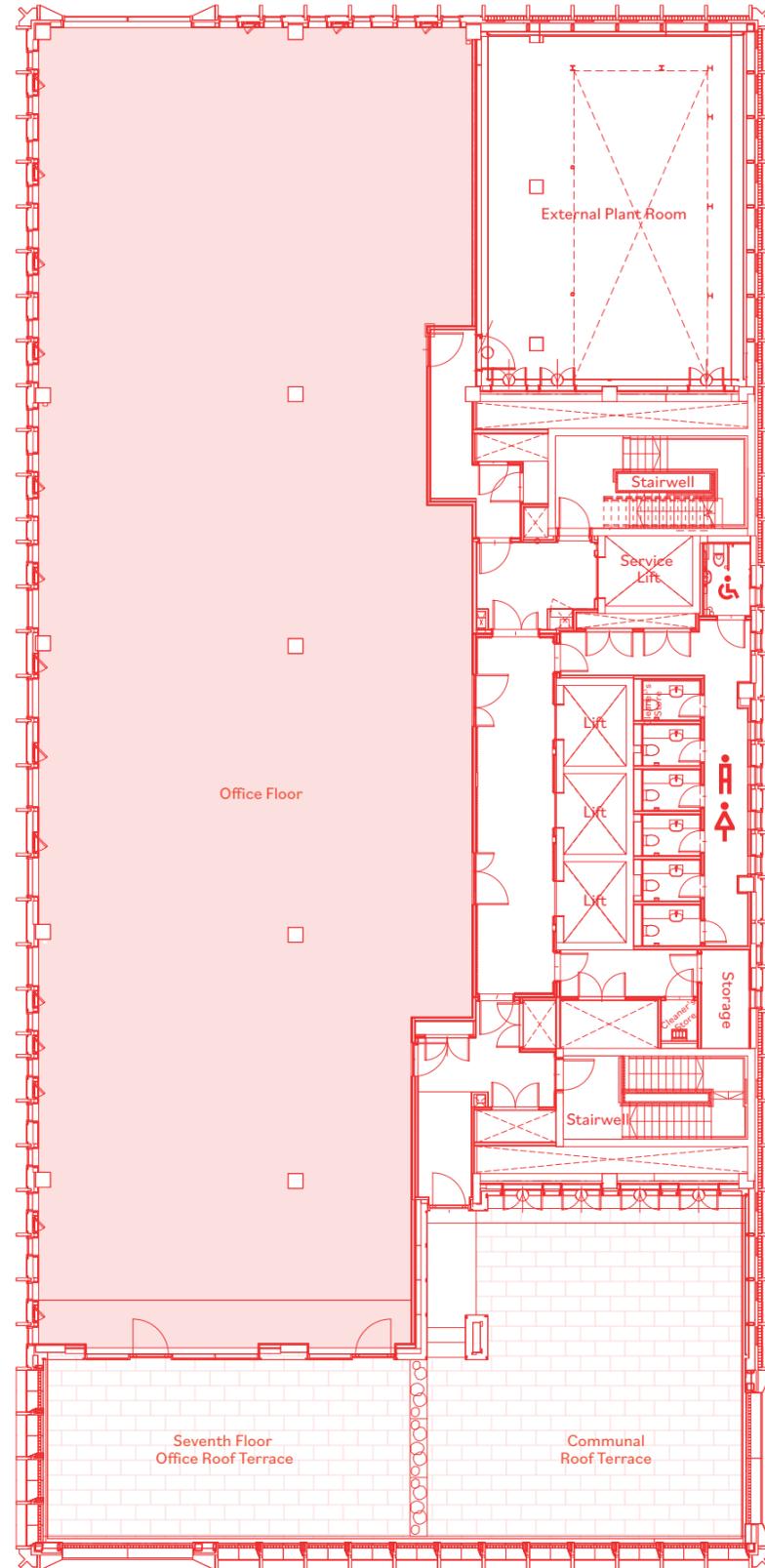
10,530 sq ft / 978 sq m





### WORKSPACE

6,703 sq ft / 622 sq m



### ROOF TERRACE

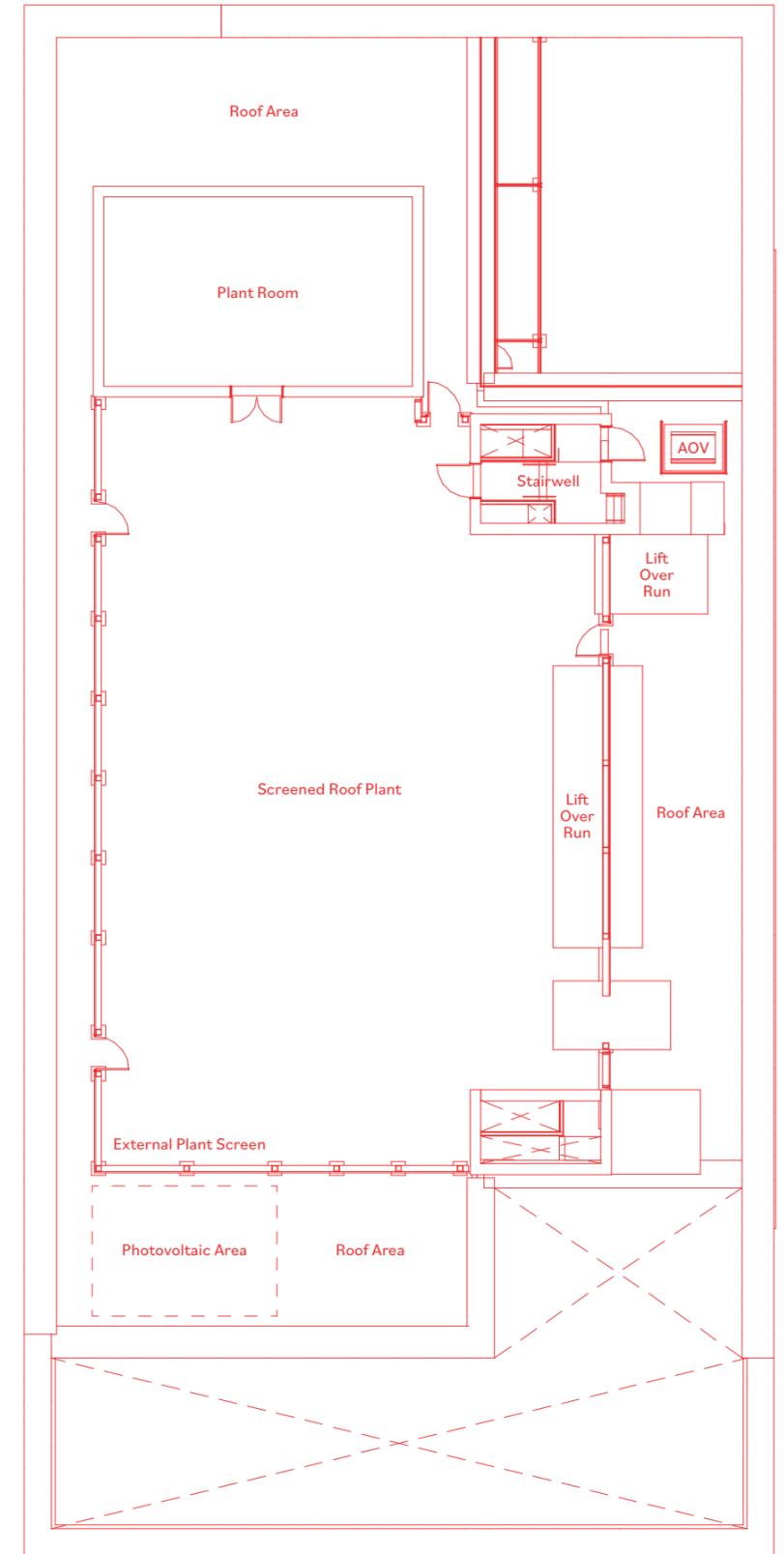
1,537 sq ft / 142 sq m

- Communal roof terrace accessible by all office tenants via lifts and stairwells
- Panoramic views across Sheffield city centre



### ROOF

Plant only

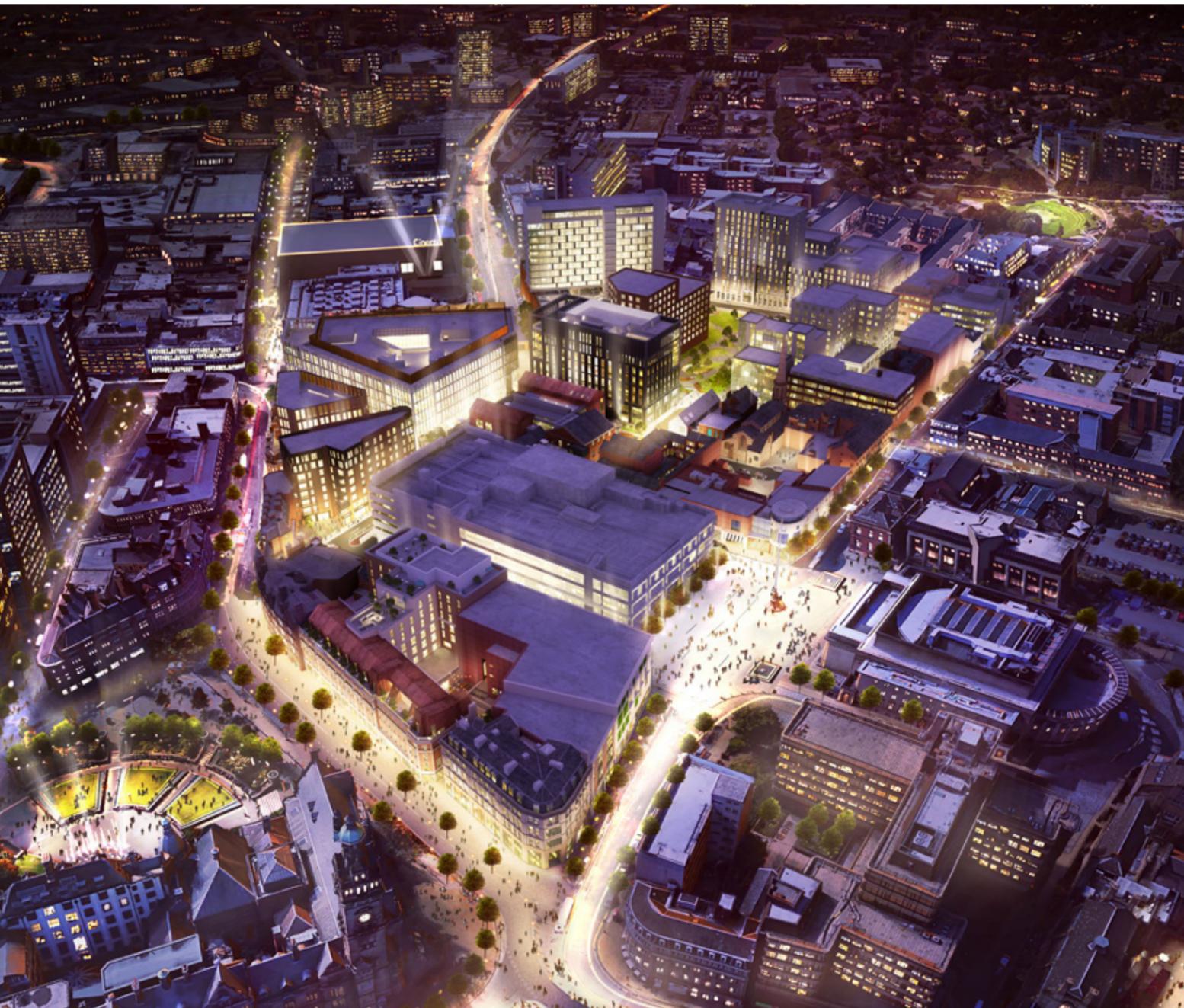


Heart of the City  
For & by

Sheffield

We believe in doing things in a way that's right for the people and for Sheffield. We're working with the existing street pattern, which respects the city's heritage and our approach allows us to address key issues facing cities today.

Sheffield City Council and its strategic development partner, Queensberry, are delivering Heart of the City - retaining a long-term view for the place, benefiting Sheffield as a whole.



# ELSHAW HOUSE

Floor	Use	Floor Areas (sq ft)	Floor Areas (sq m)
Ground	Lobby / Commercial	-	-
First	Workspace	10,530	978
Second	Workspace	10,530	978
Third	Workspace	10,530	978
Fourth	Workspace	10,530	978
Fifth	Workspace	10,530	978
Sixth	Workspace	10,530	978
Seventh	Workspace	6,703	622
Seventh	Roof Terrace	1,537	142
Eighth	Plant	-	-
Basement	Occupier Facilities / Plant	-	-
<b>Total</b>		<b>71,420</b>	<b>6,632</b>

**FOR MORE INFORMATION ABOUT ELSHAW HOUSE,  
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For & by

Sheffield

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A Development By:



Strategic Development Partner:

Queensberry