



**ELSHAW HOUSE IS AT THE FOREFRONT OF COMMERCIAL DEVELOPMENT, CAPTURING THE SPIRIT OF SUSTAINABLE INNOVATION THAT WILL REFLECT THE ESG COMMITMENT, CREDENTIALS AND AMBITION OF THOSE THAT OCCUPY THE BUILDING.**



**ELSHAW HOUSE  
CARVER STREET  
SHEFFIELD S1**





**THIS FULLY ELECTRIC BUILDING WILL DRASTICALLY REDUCE OPERATIONAL ENERGY USE THROUGH ITS STRUCTURE, BUILDING SYSTEMS AND MIXED MODE VENTILATION – CONTROLLABLE, MODERN AND FLEXIBLE WORKSPACE.**

Future efficiencies, specifically energy use, has continually guided design decisions throughout the building and its construction.

Reuse of existing materials, lean design and low carbon choices have resulted in a structure with 40% lower embodied carbon than average.

As a pioneer, we are proud to support NABERS accreditation, measuring whole life carbon and wider sustainability factors.

Creating space that will achieve:



Benchmarking our environmental performance and impact is essential, click on the above to find out more.



# ZERO\* IS THE FUTURE

**FOR ORGANISATIONS THAT EXPECT AN ENVIRONMENT THAT'S FLEXIBLE AND COMFORTABLE AT THE HEART OF A CITY THAT HAS COMMITTED TO A GREEN AND SUSTAINABLE FUTURE.**

\* Decarbonisation of the grid will ultimately make Elshaw House operationally carbon zero workspace.



Elshaw House (Right) from Coalpit Yard



# 72,000 SQ FT

efficient and sustainable  
workspace across seven floors

**TAKE IN THE VIEW**

A private communal roof terrace on the seventh floor offers sweeping views looking south across the city.

**TOP 1%**

Elshaw House's predicted scores place it in the top 1% the new UK office buildings.

**40%**

Elshaw House will have 40% lower embodied carbon than an average building.

**2050  
READY**

Elshaw House is on target to clear the UK Green Building Council Energy 2030-2035 targets and current predicted performance reaches towards the intended end point 2035-2050 Paris Proof Standards.

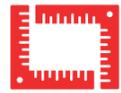
**BRINGING THE OUTSIDE IN**

Floor-to-ceiling windows lets the maximum amount of natural light in throughout the day.

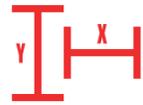


**BUILT WITH THE FUTURE IN MIND.  
RESPONSIVE, OPEN & FLEXIBLE FLOOR  
PLATES WITH EXPOSED SOFFITS**

A fully electrified building that utilises chilled slabs to cool and reduce services embodied carbon, alongside natural ventilation openings and cooling boost to give occupier control.



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



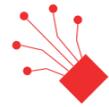
Accessible DDA compliant facilities



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



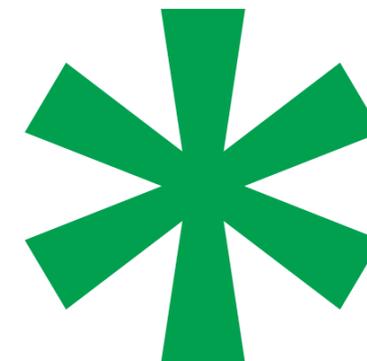
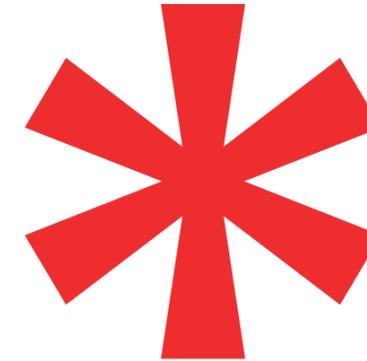
Secure basement cycle storage and drying room



PIR light sensors and LED lighting



Best in class changing and shower facilities



### OPEN WINDOW POLICY.

Intelligent building systems are there to support occupier comfort and control of their space. Mixed mode ventilation will drastically reduce operational energy use.

A digital traffic light system will provide guidance on optimal times to open and close the windows.

Elshaw House has a 3.5 acre front garden, Pound's Park, a new urban park, for The Outdoor City, that leads right to your front door. New green and open space alongside the surrounding mix of public squares, spaces, courtyards and roof terraces to enhance wellbeing, meet the needs and expectations of city life.

Elshaw House is integrated into the city's active travel strategy. With a focus on ease and accessibility – bike storage, service centre and showers will help keep the city moving.

**A WORK-LIFESTYLE BALANCE SO YOUR TEAM CAN  
FLOURISH, ACHIEVE AND EXCEL TOGETHER IN SHEFFIELD.**

# work-life BALANCE

# Sheffield works...

Sheffield is already home to an enviable number of world class service, tech, education, digital, engineering and creative sector organisations. All of these benefit from the talent pool of graduates from the city's two leading universities.

We are a city built on character and an independent spirit, warm and welcoming people, creating communities that work together in a very natural way.

**SHEFFIELD'S AN INVENTIVE CITY, HOME TO THE  
BRIGHTEST MINDS WHERE YOU'RE IN GOOD COMPANY.**





Sheffield



"THIS IS A CITY THAT ISN'T TRYING TO BE LONDON."  
David Levesley, Journalist GO





## AT THE HEART OF IT ALL.

Heart of the City will enhance Sheffield's constantly evolving retail, F&B and cultural landscape, making it the ideal place to put down roots, grow a business or move into new surroundings.

### Shopping

- 1 Weekday
- 2 Monki
- 3 H&M
- 4 River Island
- 5 M&S
- 6 Waterstones
- 7 Office
- 8 Body Shop
- 9 Primark
- 10 Glass Onion

### Dining

- 11 The Furnace
- 12 Marmadukes
- 13 Tamper Coffee
- 14 Steam Yard
- 15 Lucky Fox
- 16 Green Bar
- 17 Brewdog
- 18 Pitcher & Piano
- 19 Public
- 20 Silversmiths

### Businesses

- 21 HSBC
- 22 CMS
- 23 Cubo
- 24 Westfield Health
- 25 BT
- 26 DLA piper
- 27 DSCF
- 28 Arup
- 29 Nationwide
- 30 Sheffield Futures

### Free Time

- 31 Roxy Ballroom
- 32 The Light Cinema
- 33 Bethel Chapel\*
- 34 Lane7
- 35 Millennium Gallery
- 36 Boom Battle Bar
- 37 Odeon Luxe
- 38 The Fitness Club
- 39 Curzon Cinema
- 40 Sheffield Theatres

### Open Spaces

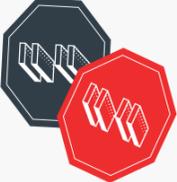
- 41 Coalpit Yard\*
- 42 Pound's Park\*
- 43 Charter Square
- 44 Peace Gardens
- 45 Winter Gardens
- 46 Orchard Square
- 47 Leopold Square
- 48 Devonshire Green

### Hotels

- 49 Radisson Blu\*
- 50 The Leopold
- 51 Mercure St Paul's
- 52 Best Western
- 53 Jury's Inn
- 54 Novotel

\*Coming Soon

# COMMUNITY



## RESPONSIVE WORKSPACE IS KEY FOR A CHANGING WORLD.

Elshaw House is the latest addition to the workspace community in Heart of the City – inventive and agile like the surrounding city, adding to the central business district, world-leading employers and benefiting from the talent pools graduating from Sheffield Hallam and the University of Sheffield.

Sheffield's competitive cost of living and quality of life works for both employer and employee.





**"SHEFFIELD'S PARTICULAR BRAND OF NORTHERN KINDNESS IS WORTH THE VISIT ALONE. IT'S A CITY OF PEOPLE WHO IMMEDIATELY BEHAVE AS IF THEY'VE BEEN PUTTING UP WITH YOU FOR YEARS."**

David Levesley, Journalist **GO**



## GROSVENOR HOUSE

Retail, F&B + Workspace

HSBC WEEKDAY

MONKL CMS  
law tax future

MARMADUKES BEST MADE Completed and open



## CAMBRIDGE ST. COLLECTIVE

Shops, Studios, Foodhall + Rooftop Fine dining

Summer 2023

## CREATING A NEW WORKPLACE COMMUNITY WITHIN SHEFFIELD CITY CENTRE.

Curating spaces to gather for collective endeavour. There's an innovative and inventive spirit running through the Heart of the City, as it builds a new central business district for Sheffield, mixing headquarters offices, co-working and makers studios. Elshaw is at the heart of Heart of the City, situated between Wellington Street, Carver Street and Backfields.

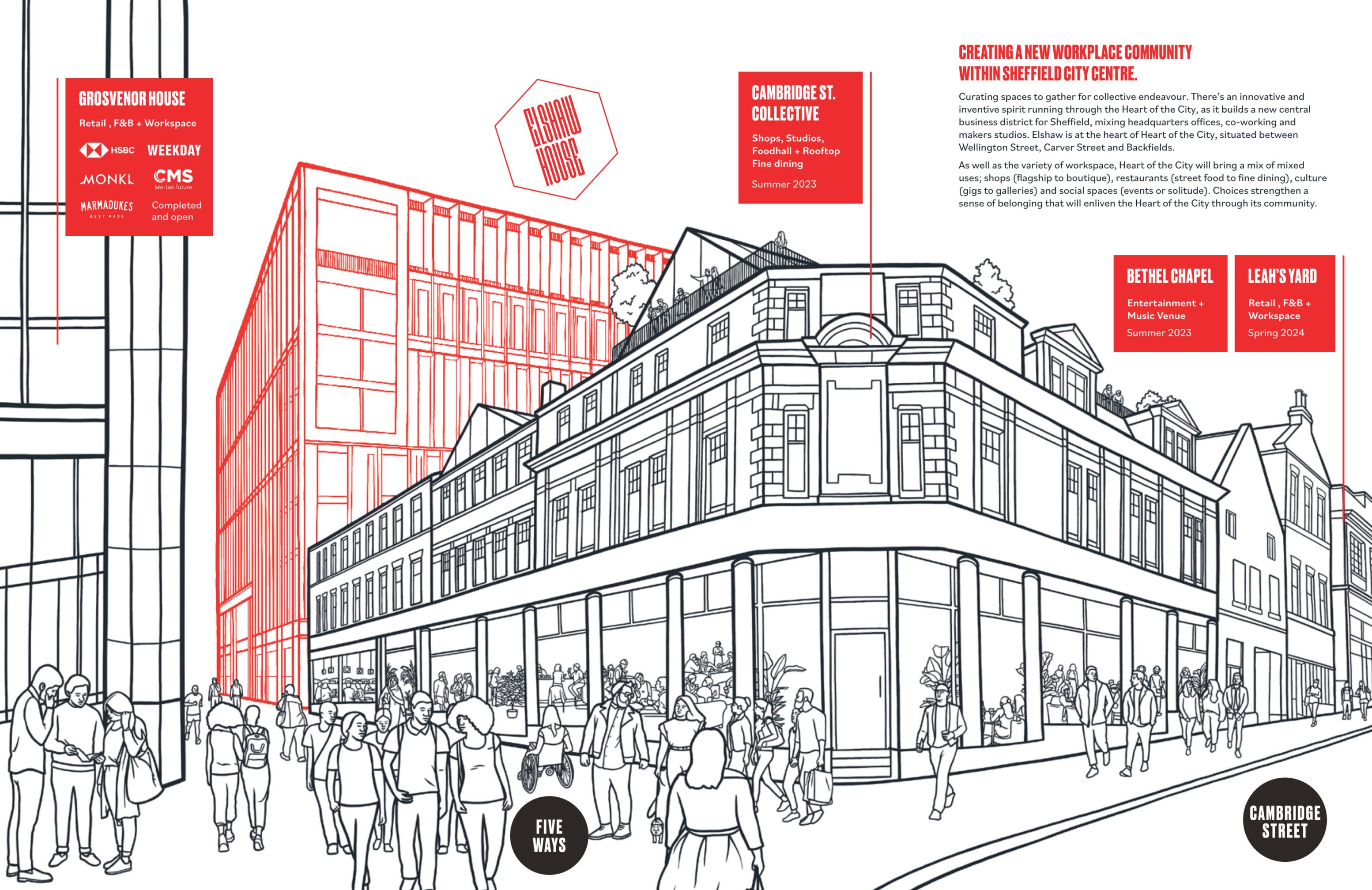
As well as the variety of workspace, Heart of the City will bring a mix of mixed uses; shops (flagship to boutique), restaurants (street food to fine dining), culture (gigs to galleries) and social spaces (events or solitude). Choices strengthen a sense of belonging that will enliven the Heart of the City through its community.

## BETHEL CHAPEL

Entertainment + Music Venue  
Summer 2023

## LEAH'S YARD

Retail, F&B + Workspace  
Spring 2024



FIVE WAYS

CAMBRIDGE STREET

**HEART OF THE CITY HAS BEEN PLANNED, DESIGNED AND IS BEING BUILT TO ENHANCE THE QUALITY OF LIFE THROUGH THE USER EXPERIENCE.**

We're remixing the city centre creating 1.5 million sqft both new individually designed and repurposed buildings. Surrounded by enlivened streets and open public spaces.

Our mix of mixed uses will bring variety and diversity throughout the buildings and spaces that will make working, living, shopping or just hanging-out here a fulfilling and rewarding experience.



**"WE ARE PROUD TO CALL SHEFFIELD OUR HOME AND ARE EXCITED TO BE PLAYING A PART IN THE HEART OF THE CITY. IT IS A MAJOR DEVELOPMENT THAT WILL SIGNIFICANTLY TRANSFORM THIS DISTRICT OF THE CITY CENTRE. OUR AIM IS TO OFFER CITY CENTRE VISITORS AND WEEKDAY WORKERS THE BEST IN BRITISH DAYTIME FOOD AND DRINK."**

Tim Nye, Owner **MARMADUKES**  
BEST MADE



**1 CAMBRIDGE ST. COLLECTIVE**

An exciting new food hall and restaurant destination operated by The Milestone Group. Celebrated chef Luke French and his wife and 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 and pre-dining rooftop bar.

**2 BETHEL CHAPEL**

A venue, ideal for music and comedy, performance, recital, solo, stand-up or an audience with...  
The second floor is the ideal space for a café and bar, with its own private roof terrace. Creating the next chapter in Sheffield's rich legacy of performance and entertainment, bands and artists, venues and festivals that run throughout the city.

**3 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 and clothes to artisan foods and 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 and makers markets.

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.



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All Marmadukes Café images © Brad Matthews

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A city that isn't trying to be London  
Sheffield Hallam & The University of Sheffield are ranked in the top 100 Universities in the world  
Remixing the heart of the city. Surrounded by; active & busy parks, spaces, lanes & streets, all enlivened by a food hall, shops, restaurants, bars, cafés & places to gather together  
DIGITAL CLUSTER OUTSIDE OF LONDON  
HOME TO THE FASTEST GROWING  
93% of graduates are employed within 6 months of graduation  
GREY TO GREEN  
sustainable Carver St.  
SHEFFIELD  
innovation  
PLACES FOR PEOPLE  
TO WESTER SPACE  
FROM HEADQUARTERS  
CUTLER'S CORNER  
ENLIVENED STREETS & PUBLIC SPACES  
FOURTH LARGEST CITY IN ENGLAND  
here  
Welcome  
You're  
COMMUNAL ROOF TERRACE  
ZERO CARBON REAL  
sustainable future  
PIONEERING SPIRIT  
72,000 SQ FT PRIME  
GRADE A OFFICES  
35% of Sheffield's population are educated to degree level

Heart of the City  
For & by



[HEARTOFSHEFFIELD.CO.UK/ELSHAW](http://HEARTOFSHEFFIELD.CO.UK/ELSHAW)



A Development By:



Strategic Development Partner:

Queensberry