



Sheffield

Heart of the City

ATHOL HOUSE
RETAIL OPPORTUNITY

A vibrant retail
destination delivering
new products, brands
and experiences.

Sheffield

A city of ambition, energy and creativity

A regional capital at the centre of an ambitious Northern economy, Sheffield is quickly becoming one of the boldest and most inspiring cities in the UK.

Home to 600,000 people, Sheffield's demographic accurately reflects the makeup of the entire UK – making it the perfect location to launch new products, brands and experiences.

The city is making a global impact in the digital engineering and design sectors, attracting one of the youngest and brightest workforces in the UK. The two universities attract 63,000 students to the city, who contribute significantly to the

vibrancy of the city centre, where academia sits naturally alongside commerce and public life.

Life here is defined by quality. It is known as the Outdoor City, it is home to some of the finest countryside on earth and its cultural scene of food, drink, arts and music can rival any city in Europe.



Sheffield is the fourth largest city in the UK. Home to **600,000** people. A working catchment of **1.4m** people. A focal point for over **2m** consumers by 2025. **17m** visitors a year. **63,000** students. Over **£500m** of investment is set to be delivered.

Introducing Blocks B and C

The two blocks will front on to Pinstone Street, with their attractive Victorian façades beautifully restored. This will help create a striking streetscape that contrasts heritage and contemporary architecture.

Block B will feature almost 10,000 sq ft of space suitable for retail or F&B occupiers, split across five new units on the ground floor. The floors above this will feature a small amount of office space (Athol House) and 52 urban apartments (Burgess House).

Block C (Isaacs Building) similarly boasts five units on the ground floor, adding up to over 8,000 sq ft of retail or F&B space. This block will be home to 39,000 sq ft of premium Grade A office space on the floors above, suitable for 400 employees.

The vision:
a vibrant mix of premium national brands, authentic independent retailers and best-in-class food and drink.



At the heart of it all

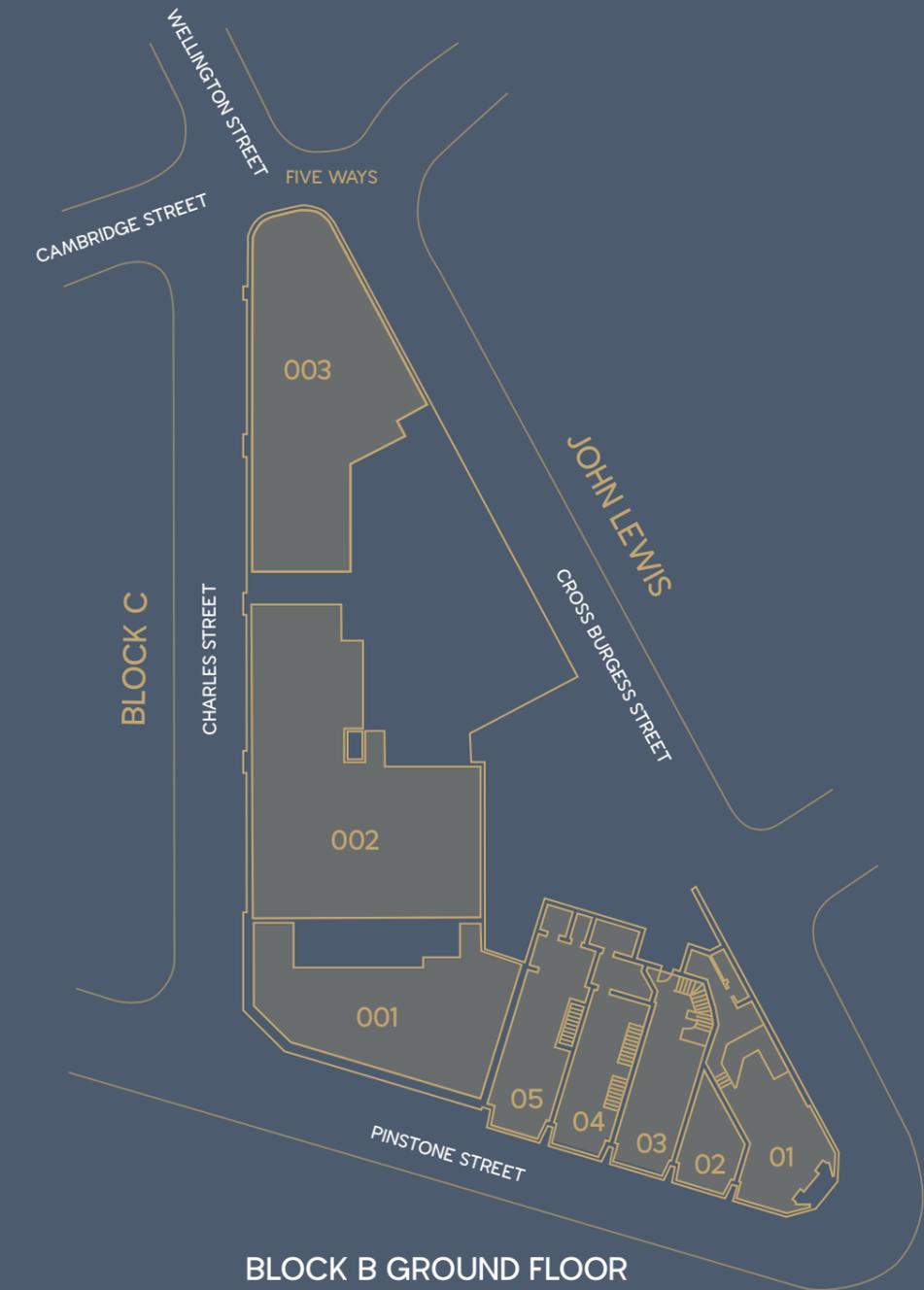
Blocks B and C occupy a prime location in Sheffield City Council's £470 million Heart of the City II scheme – one of the most ambitious and exciting city centre developments in the UK.

Proposals for the wider masterplan include premium retail brands, Grade A offices, urban apartments, lifestyle hotels, bars and restaurants, and attractive new public spaces – helping to keep the district alive with people both in the day and into the evening.

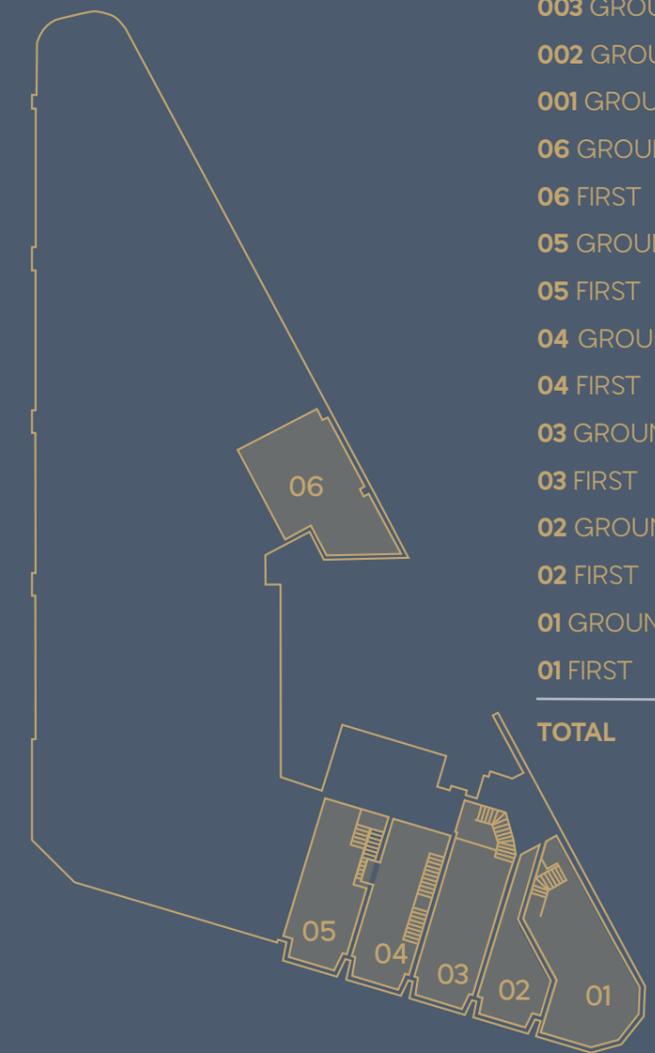
Located between Pinstone Street, Cambridge Street and Cross Burgess Street, Blocks B and C will form a key part of the proposed Five Ways pedestrianised junction at the centre of the scheme.

They are also just a stone's throw away from Grosvenor House – the new HSBC Sheffield headquarters, which serves around 2,000 employees. Monki and Weekday are also opening fashion stores on the ground floor of this block, fronting Pinstone Street.



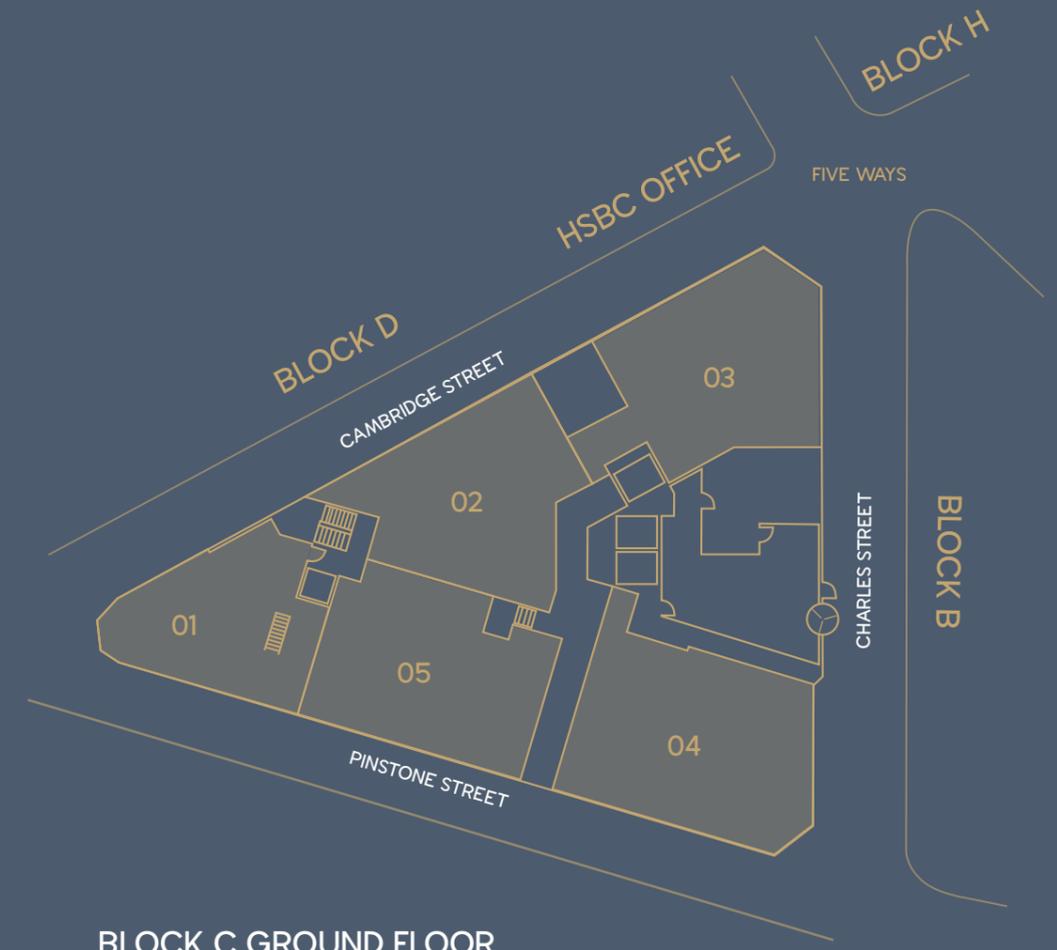


BLOCK B GROUND FLOOR

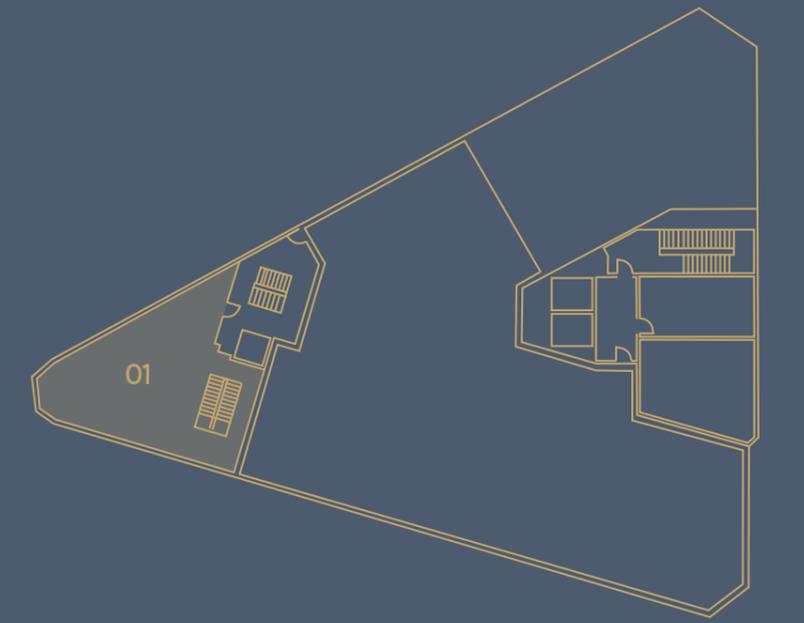


BLOCK B FIRST FLOOR

UNIT	SQ FT	SQ M
003 GROUND	1,963	182
002 GROUND	1,998	186
001 GROUND	1,127	105
006 GROUND	487	45
006 FIRST	1,054	98
005 GROUND	536	50
005 FIRST	397	37
004 GROUND	496	46
004 FIRST	368	34
003 GROUND	463	43
003 FIRST	377	35
002 GROUND	197	18
002 FIRST	237	22
001 GROUND	682	63
001 FIRST	524	49
TOTAL	10,906 SQ FT	1,013 SQ M



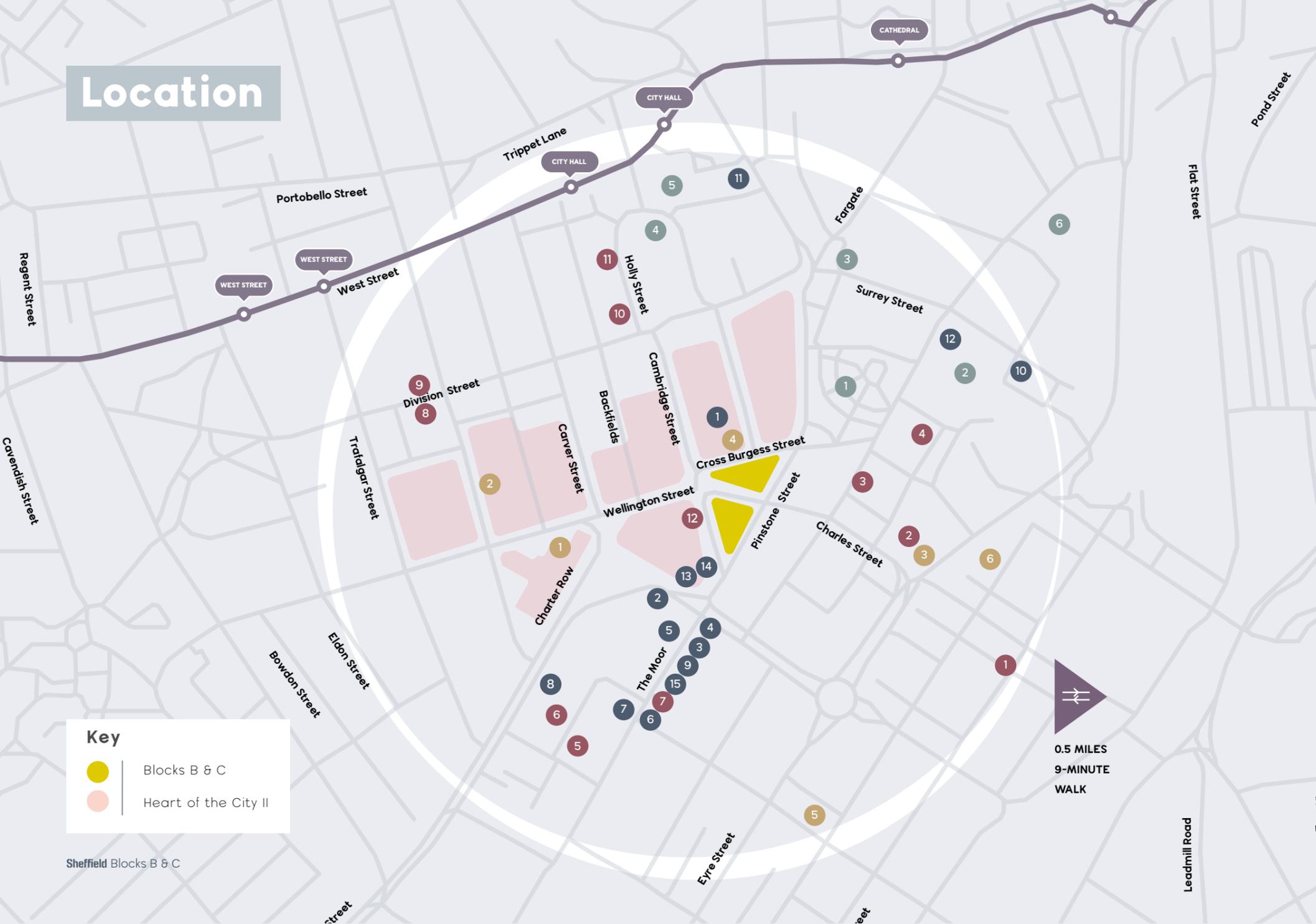
BLOCK C GROUND FLOOR



BLOCK C FIRST FLOOR

UNIT	SQ FT	SQ M
01 GROUND	1,108	103
01 FIRST	953	89
02	1,428	133
03	1,578	147
04	1,764	164
05	1,534	143
TOTAL	8,365 SQ FT	777 SQ M

Location



Key

- Blocks B & C
- Heart of the City II

Sheffield Blocks B & C

Food & Drink

- 1 Tamper Coffee
- 2 Smoke BBQ
- 3 Bill's
- 4 Piccolino
- 5 Pizza Express
- 6 Nando's
- 7 Costa
- 8 Steam Yard
- 9 Lucky Fox
- 10 Pitcher & Piano
- 11 Turtle Bay
- 12 Marmadukes*

Amenities

- 1 John Lewis
- 2 Debenhams
- 3 Next
- 4 H&M
- 5 JD Sports
- 6 Blacks
- 7 Boots
- 8 The Light Cinema
- 9 Lane7*
- 10 The Fitness Club
- 11 Leopold Hotel
- 12 Mercure St Paul's Hotel
- 13 Monki
- 14 Weekday
- 15 River Island

Landmarks

- 1 Peace Gardens
- 2 Winter Garden
- 3 Town Hall
- 4 City Hall
- 5 Leopold Square
- 6 Sheffield Theatres

Parking

- 1 NCP Wellington Street
- 2 Wellington Street Car Park
- 3 Q-Park Charles Street
- 4 John Lewis Car Park
- 5 Euro Car Park
- 6 Science Park B Car Park

Transport

- Supertram
- Sheffield Train Station

* Coming soon

Heart of the City II

A development by



Strategic Development Partner

Queensberry

www.queensberryrealestate.com

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