

**Sheffield**

# Heart of the City II

LEAH'S YARD

Sheffield  
City Council



Queensberry

# About Sheffield



**63,000 students** from home and abroad contribute extensively to the vibrancy of the city.



Home to **600,000 people**.



**40,000 city centre office workers** and a working catchment of 1.7 million.\*



Attracts **17 million visitors** per year.



Tudor Square is the **largest theatre district outside London**, hosting over 800 performances per year.



**£125 million investment in The Moor**, leading to a 20% increase in footfall to over 13 million.



The completed Heart of the City I development provides **250,000 sq ft of Grade A office space** and **300 apartments**.



Key Heart of the City I tenants include **DLA Piper, Arup, BDP, Freeths and Handelsbanken**.

\* Following the completion of Heart of the City II in 2024.

# Heart of the City II



**156**  
Two hotels, including a premium 156-bed hotel opening in 2022.



**2,500**  
office workers at Grosvenor House. Home to HSBC and CMS.

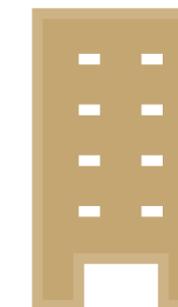


**7,000**  
Will create up to 7,000 new jobs.

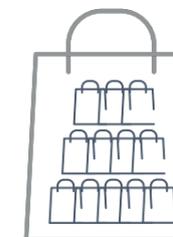
Programme set for completion in 2024.



**1.5m**  
sq ft of city centre development.



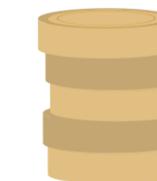
**550,000**  
sq ft of office space.



**120,000**  
sq ft of premium retail.



**120,000**  
sq ft of leisure and F+B space.



**£470m**  
investment by Sheffield City Council.



urban apartments.  
**800**

# Sheffield

## A city of ambition, energy and creativity

A regional capital at the centre of an ambitious Northern economy, Sheffield has become 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.

Supported by its two world class universities, 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. It is home to 63,000 students – from home and abroad – who contribute significantly to the vibrancy of the city centre, where academia sits naturally alongside commerce and public life.

A highly skilled workforce is growing younger whilst increasing in both size and expertise. Sheffield attracts and retains the brightest and best, providing home to those seeking out opportunity, putting down roots and raising families.

Life is defined by its quality. Sheffield is the Outdoor City, attracting 17 million visitors a year thanks to some of the finest countryside in the UK, including the Peak District national park.

Our vibrant independent cultural scene of food, drink, arts and live music can rival any large European city.



# City investment

## 1 University of Sheffield

The research-led University of Sheffield continues to go from strength to strength, working in partnership with global giants like Siemens and Boeing to drive innovation, productivity and growth across the region. One of the world's Top 100 universities, University of Sheffield is delivering a host of masterplan improvements, from cutting-edge new academic facilities to a huge investment in connectivity and public realm enhancements in the west of the city centre.

## 2 Sheffield Hallam University

Sheffield Hallam University continues to develop its city centre campus, adjacent to the major HS2 Station Masterplan area. The next phases will provide new academic space for the University, upgrades to the public realm around the campus, as well as opportunities for private development and investment. The first £220m of investment will be delivered over the next 5 years.

## 3 Midland Station and HS2

A development framework has recently been launched which, over the next 15 years, will transform the Midland Station and Sheaf Valley area. A huge programme of investment in infrastructure and development will maximise the benefits from the opening of HS2 and Northern Powerhouse Rail services and create a new world class arrival point into the city.

## 4 Heart of the City 1

Begun in 2004 and completed in 2016, this £130m major re-development is located adjacent to the Heart of the City II masterplan area. Its Grade A offices are now home to international businesses, government departments, bars, restaurants and world-class public spaces.

## 5 Tudor Square

The central focus for Sheffield Theatres, the largest theatre complex outside of London. Each year the nearby theatres welcome 350,000 people to the city, Sheffield Theatres produces around 13 large shows a year, has over 70 visiting companies, hosts more than 800 performances and plays home to the Snooker World Championships at the Crucible. Tudor Square feeds the cultural life of the region, creating a vibrant place where people want to come and visit, stay and work.

## 6 The Moor

£125m has been invested to date across this 26-acre development site. The Moor recorded a footfall of over 13 million in 2018, which was an increase in over 20% on the previous year. The footfall figures are continuing to rise with the opening of large Next, H&M and River Island stores, plus new leisure offers like Lane7 bowling



## 7 Division Street

As the main walking route from the city centre to the University of Sheffield, Division Street is a well established focus for independent traders, bars and coffee shops that is buzzing throughout the day and night.

## 8 Sheffield City Hall

A spectacular 1930s Grade II Listed concert and conference venue that hosts over 750 events every year, ranging from classical and popular music, through to comedy festivals and children's events. This iconic building features a 2,200 capacity Concert Hall, Art Deco Ballroom and the Memorial Hall.

## 9 Leopold Square

Redeveloped in 2004, magnificent Grade II Listed buildings – which once housed Sheffield Boys School – have been stylishly rejuvenated. Offering top quality bars and restaurants surrounding a landmark central square together with the sophisticated, award-winning Leopold Hotel.

# Heart of the City II

Heart of the City II is delivering Sheffield city centre its long-awaited commercial, leisure, retail and residential focal point. Building on the success of the original Heart of the City project, the 1.5million sq ft development will transform this area of the city centre into a dynamic mixed-use district that will help attract more jobs and investment, and ultimately, make Sheffield an even more rewarding place to live, work and study.

Sheffield City Council and its strategic development partner, Queensberry, are now delivering this vision, which includes proposals for premium retail brands, Grade A offices, restaurants and bars, entertainment venues, urban living, boutique hotels and attractive public spaces.

Rather than creating brand new streets from scratch, the scheme follows the site's existing street patterns, helping to better integrate and complement other key districts such as The Moor, Fargate, Barkers' Pool and the Devonshire

Quarter. It is also advantageously located equidistant between Sheffield Hallam University and University of Sheffield.

The scheme embraces the retention of the city's heritage, including the preservation of the key frontages along Pinstone Street and Cambridge Street, plus the restoration of the historic Leah's Yard.

Heart of the City II is expected to create around 500 construction jobs and the scheme should support between 5,500 and 7,000 jobs once completed.

Block Masterplan



## Block A

Block A will be anchored by a 156-bedroom Radisson Blu hotel. This will be complemented by premium retail/restaurant units at street level.

**Completion expected in 2023.**

## Block B

Now under construction, Block B will feature eight premium retail units comprising nearly 10,000 sq ft, over 3,000 sq ft of office space, 52 urban apartments and four town houses.

**Completion expected in 2021.**

## Block C

Now under construction, Block C will be home to 39,000 sq ft of premium Grade A office space, serving 450 employees, plus six premium retail units comprising over 8,000 sq ft.

**Completion expected in 2021.**

## Block D

**Already completed.** Grosvenor House is the landmark new 165,000 sq ft office development, which is home to HSBC's Sheffield headquarters. CMS – a top 10 global law firm – will move in by mid-2020, bringing the total number of employees in the building to 2,500.

Ground floor retail space fronting Pinstone Street has been taken by Swedish fashion brands, Weekday and Monki, whilst popular independent café Marmadukes occupies one of the five remaining units.

## Block E

This existing car park building will provide over 20,000 sq ft of leisure space on its ground floor. Above this is the already completed Vita Student building, which contains 366 apartments.

**Completion expected in 2022.**

## Block F

Construction on Kangaroo Works – the £50 million residential building providing over 350 quality new apartments.

**Completion expected in 2022.**

## Block G

Opening in 2020, the existing building at 38 Carver Street will be transformed into Cubo – an experience-led coworking space – and feature a stylish rooftop bar.

Early proposals for the remainder of the site include a second hotel for the scheme, major Grade A office space and additional residential development.

**Completion expected in 2023/24.**

# Introducing Block H

Located between Wellington Street, Carver Street and Cambridge Street, the Block H site features some of the most interesting historic buildings within the masterplan area, including Leah's Yard, Bethel Chapel and Bethel Sunday School.

With its heritage and historic character, Block H will be the cultural and social anchor of Heart of the City II, with spaces to encourage human interaction, creativity and artistic expression – a true meeting place in the heart of our city.

Proposals include the retention of as much of the street-facing façades along Cambridge Street and Wellington Street as possible – helping to attractively balance the old and new across the site.

A large extent of Carver Street, Wellington Street, Cambridge Street

Sheffield Leah's Yard

and Backfields is proposed to be pedestrianised, creating an accessible and unique destination for people to gather, meet, work and shop.

The Block H proposals are split into three distinct elements (H1, H2 and H3).

Nestled behind the Cambridge Street frontage of the Bethel Chapel, the Bethel Sunday School and the identifiable corner building that was once occupied by Henry's bar, **Cambridge Street Collective (H3)** is all about creating a destination for people to meet, socialise, eat, drink and be entertained.

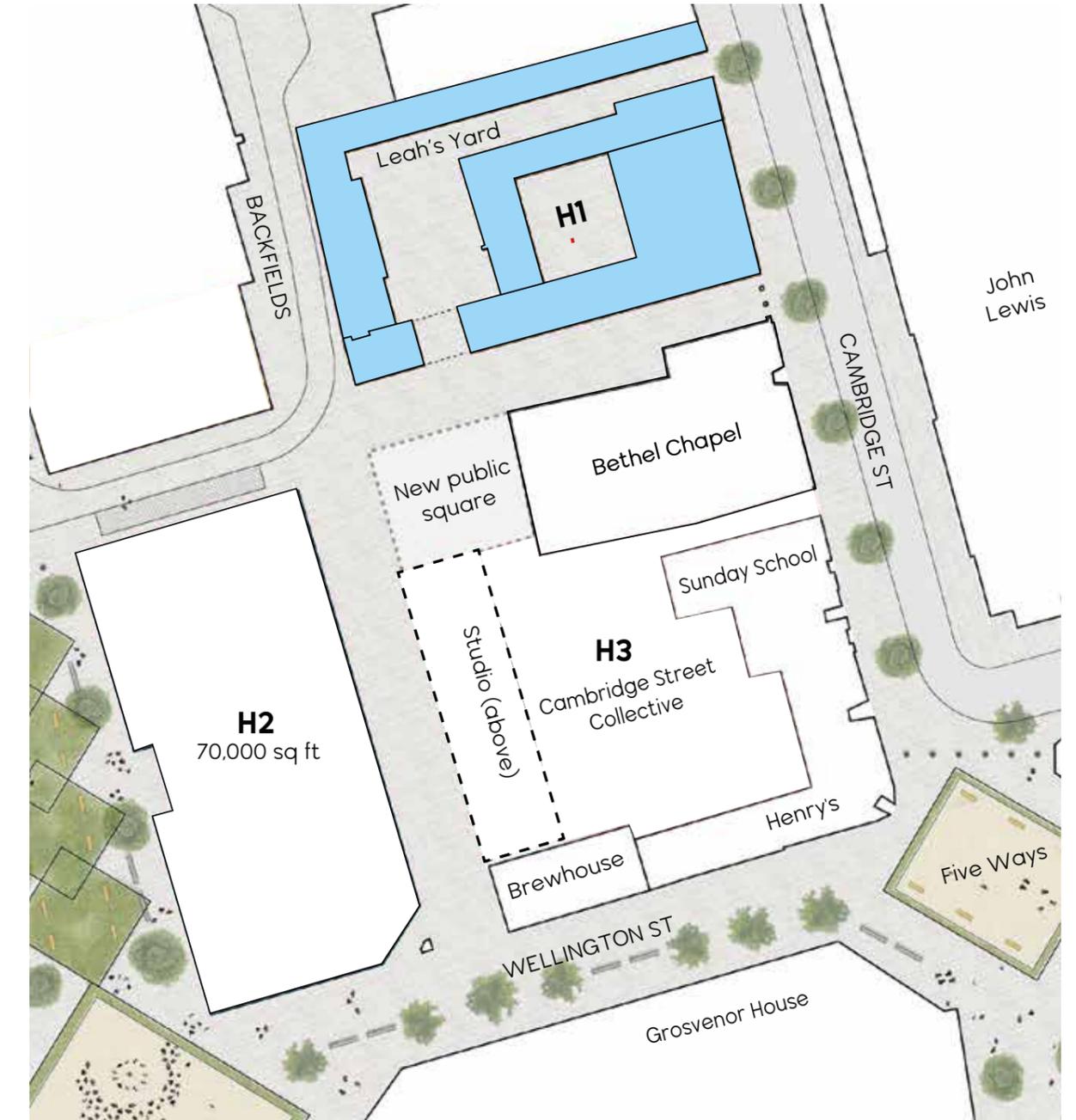


A stunning, industrial-style space of circa 20,000 sq ft will be a social and communal destination in the heart of the city. It will also have a roof terrace visible from Pinstone Street and would incorporate the historic character of Bethel Sunday School on Cambridge Street and the former Broomhouse on Wellington Street. It will be a cultural hub where Sheffield's best sights, sounds and flavours all come together under one roof – attracting families, workers, students, residents, shoppers and tourists.

The external units on the Wellington Street and Cambridge Street frontages are envisaged as being occupied by separate restaurants, but retail uses may also be considered.

Part of H3, **Bethel Chapel**, fronting Cambridge Street, is proposed as a 15,000 sq ft venue for entertainment, music, comedy and other events.

**H2** has been designed to minimise operational energy, emitting around 40% less carbon than a typical Building Regulations compliant design. **70,000 sq ft** of Grade A office space – serving 750 employees – is split across seven upper floors and includes an impressive south facing roof terrace. The visually striking, dark coloured metal building takes inspiration from Sheffield's celebrated industrial past.



# Leah's Yard

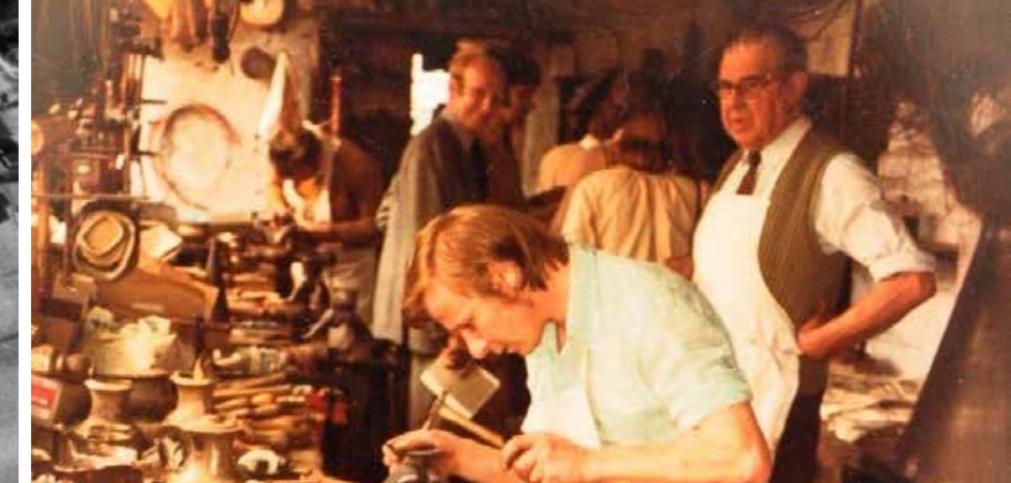
A Grade II\* Listed building dating back to the early 19th century, Leah's Yard once housed up to eighteen 'Little Mesters' industrial workshops.

The collection of workshops has a fascinating history associated with the cutlery industry and featured handle makers, knife manufacturers and silver stampers. The key to the success of the buildings was that they could be adapted to provide a number of different metal industry trades, all on the single site.

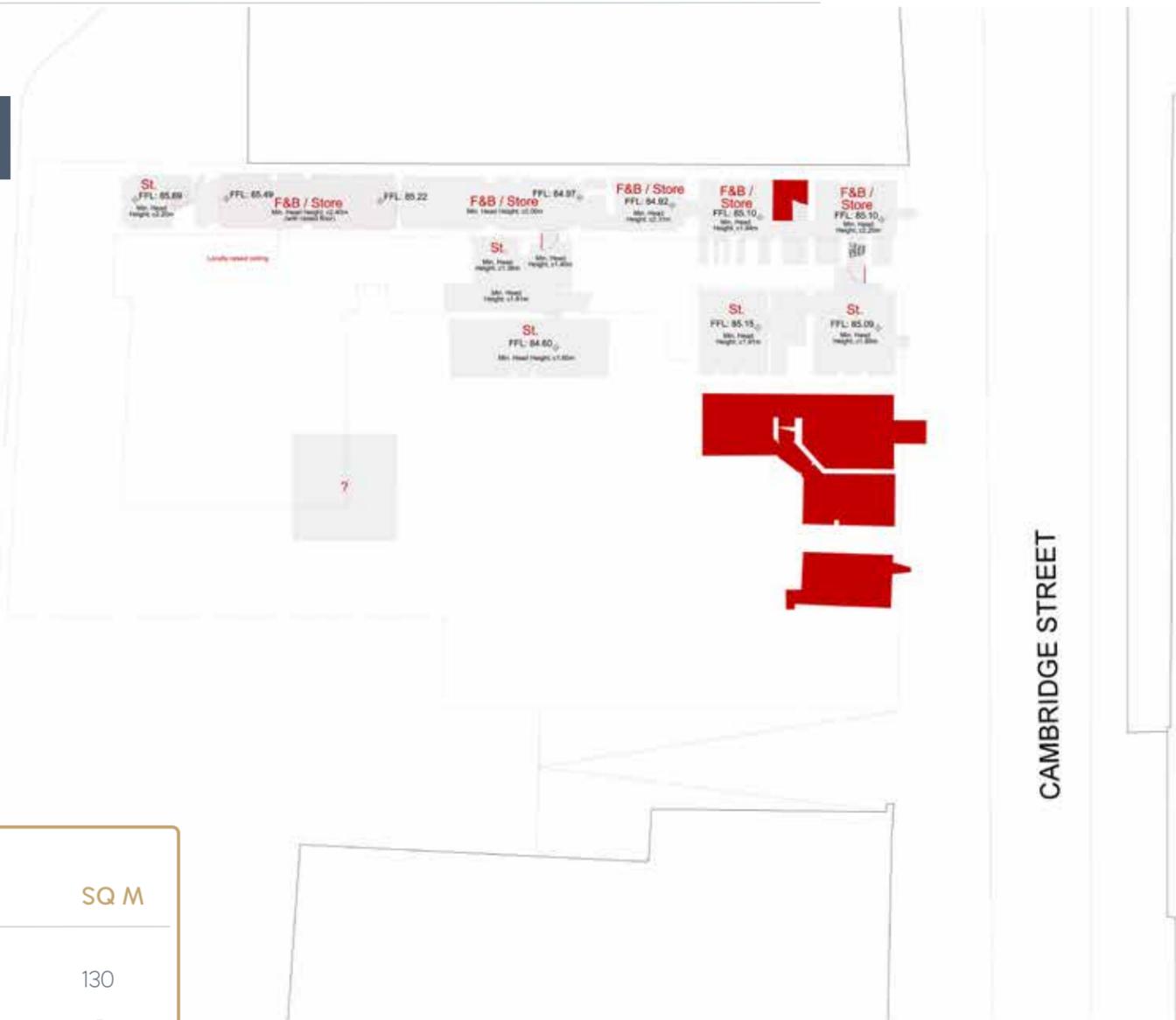
The Council will commence structural repair and renewal work in 2020. The

overall ambition is for this to once again become a hive of activity with Sheffield-inspired makers spaces; studios; quirky retail units and cafes – all sitting around a characterful cobbled courtyard.

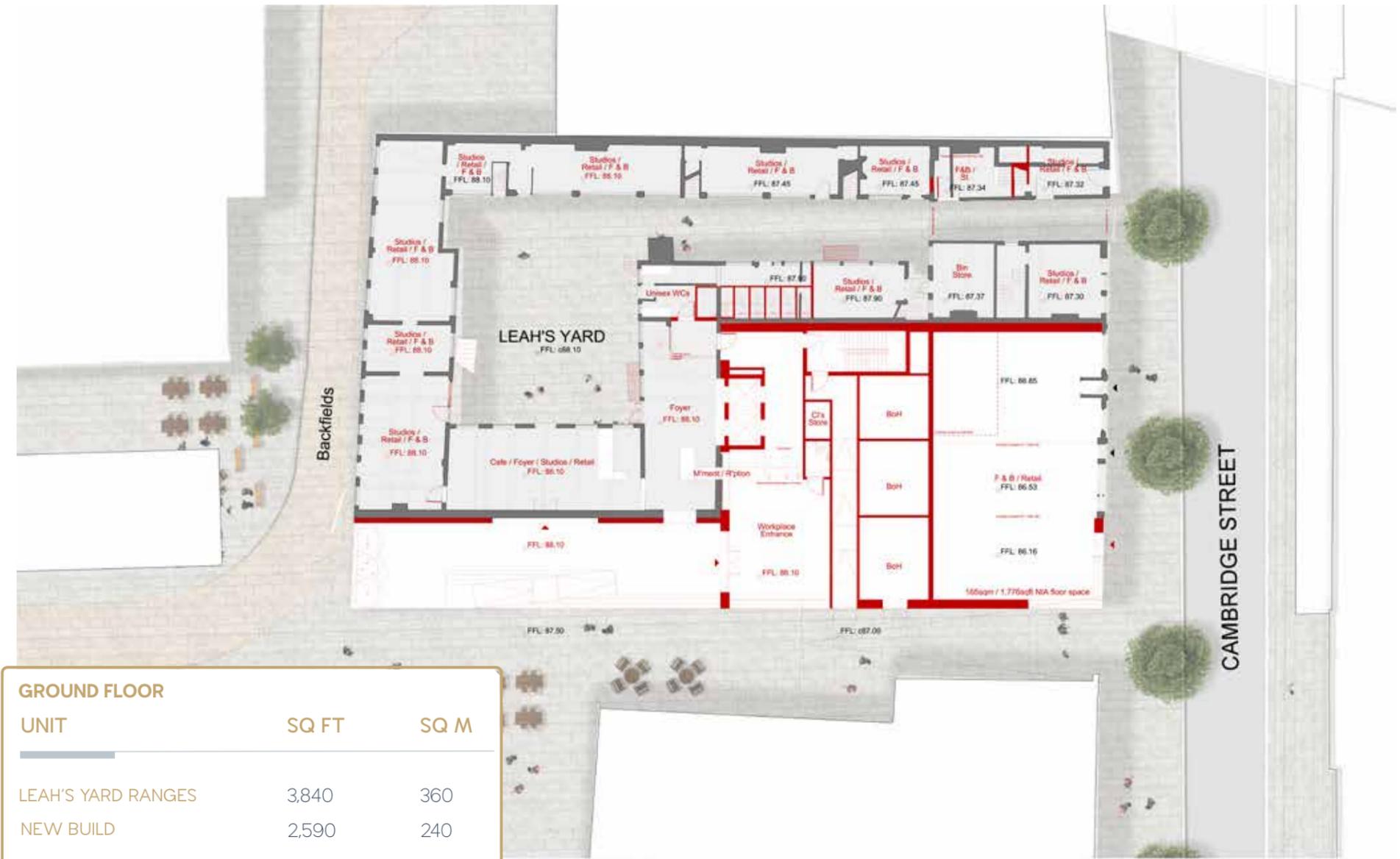
There is a potential route through to the square, which links Backfields, Cambridge Street Collective and Bethel Chapel.



# The detail

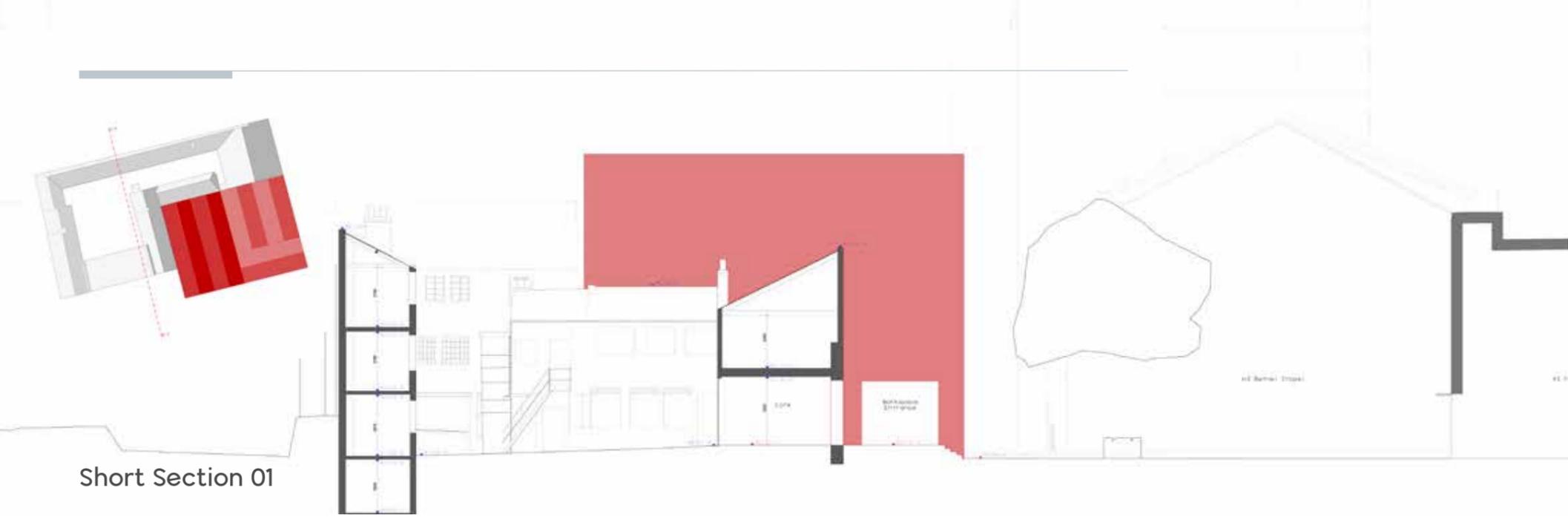


BASEMENT		
UNIT	SQ FT	SQ M
LEAH'S YARD RANGES	1,420	130
NEW BUILD	-	-
All areas approx and subject to design development		

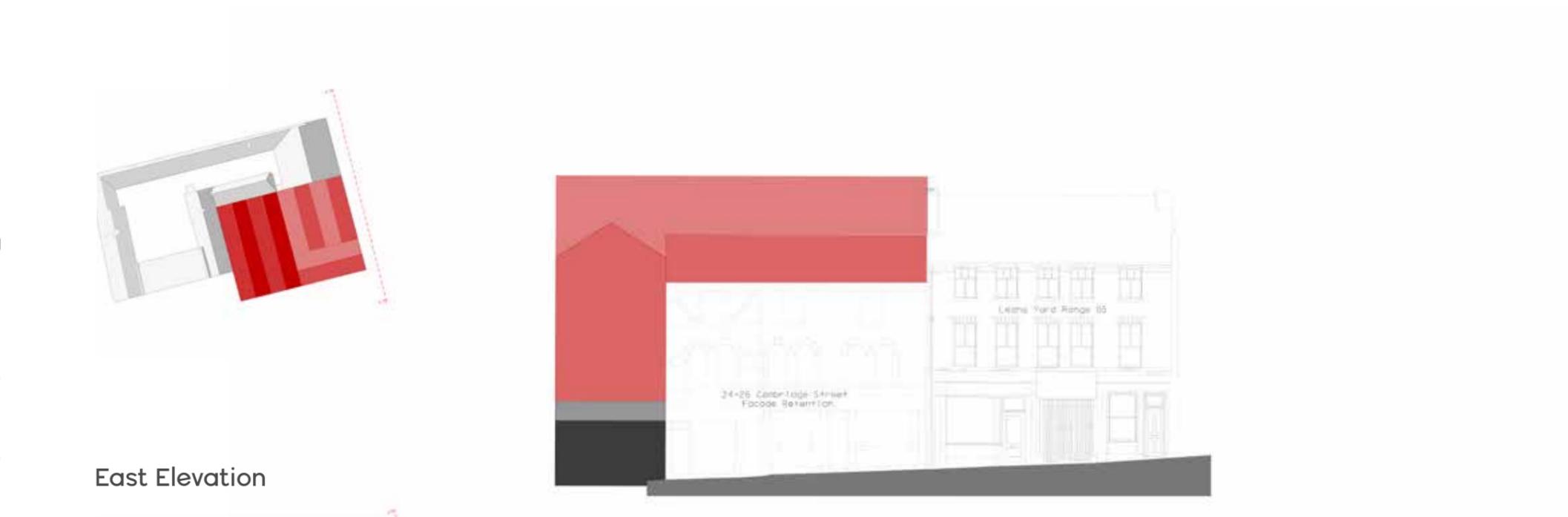


GROUND FLOOR		
UNIT	SQ FT	SQ M
LEAH'S YARD RANGES	3,840	360
NEW BUILD	2,590	240
All areas approx and subject to design development		





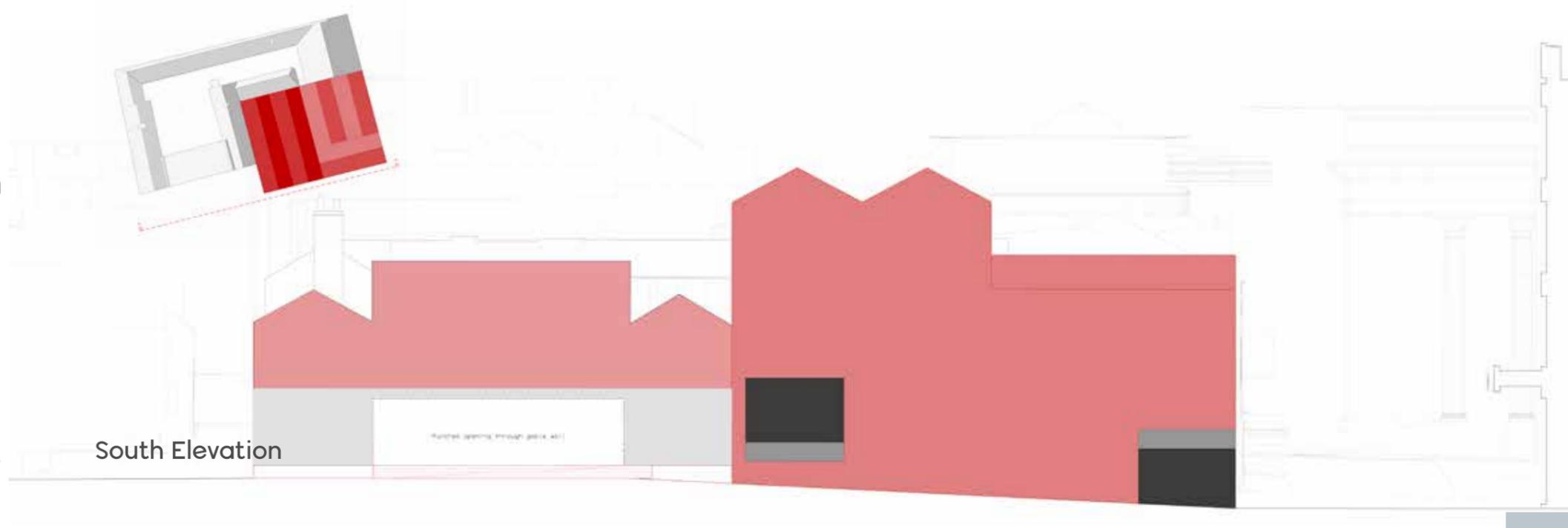
Short Section 01



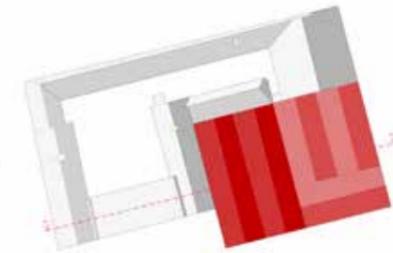
East Elevation



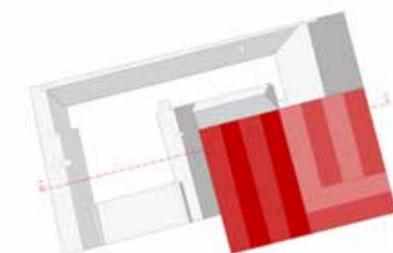
Short Section 02



South Elevation



Long Section 01



Long Section 02

## Landlord's Shell and Core Works

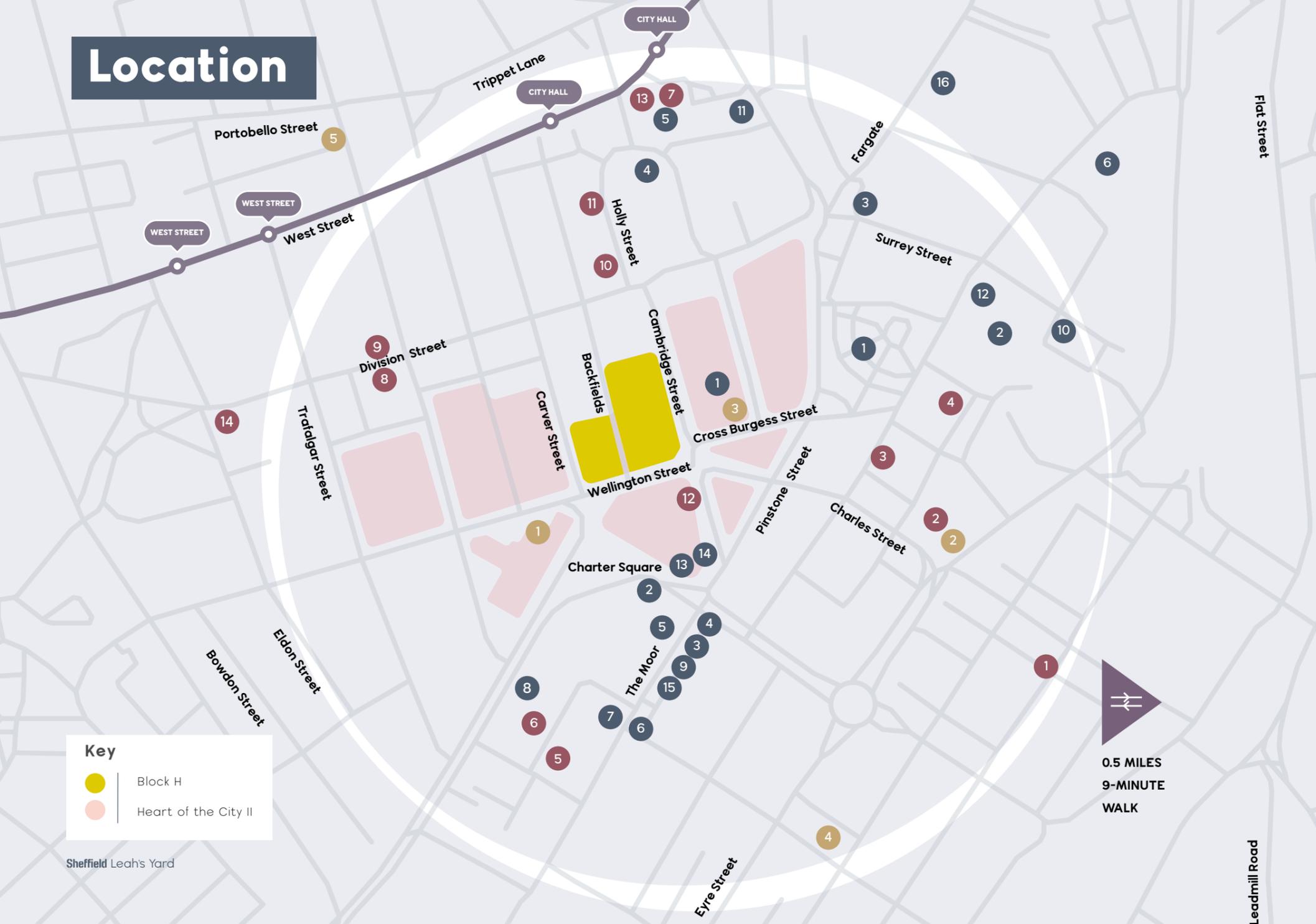
Phase one (shell and core) works on Leah's Yard will commence in August 2020 and will take a year to complete. Phase one will comprise of structural and waterproofing works which will restore the shell of the existing Grade II\* Listed Building.

Works include, but are not limited to

- New heritage approved double glazed windows and doors and associated ironmongery
- New roof, trusses, purlins and rafters throughout
- New gutters and rainwater goods
- All walls repointed internally and externally
- All timber lintels replaced, and stone lintels repaired or replaced where required
- New timber floor joists where required
- Introduction of a structural diaphragm where required
- Reuse of floorboards where possible
- Stitching walls where needed
- Chimney repairs
- New heritage approved basement covers
- Courtyard cobble sets relayed
- New shop fronts to Cambridge Street

The drawings and sections above show new development behind the retained Cambridge Street facade. Retention of the two existing buildings, Chubby's and the Tap and Tankard, might be considered as an alternative.

# Location



**Key**

- Block H
- Heart of the City II

Sheffield Leah's Yard

Monki and Weekday in Grosvenor House



## Food & Drink

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

## Parking

- 1 NCP Wellington St
- 2 Q-Park Charles St
- 3 John Lewis Car Park
- 4 Euro Car Park
- 5 Q-Park Rockingham St

## Transport

- Supertram
- ⇄ Sheffield Train Station

## Shops and leisure

- 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
- 16 Marks and Spencer

## Landmarks

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

0.5 MILES  
9-MINUTE  
WALK

# The opportunity

We are appointed to identify expressions of interest for the building as **a two stage process** to identify an operator / tenant.

The Council are shortly due to be undertaking shell and core works including new roofs and floors, to put the building back into a decent state of repair.

The architect's are currently working up proposals which will demonstrate how the building, on its three floors, might be used operationally, including possible solutions for means of escape, compliance with the Disability Discrimination Act, vertical circulation, permeability etc. These feasibility plans will be available in a month or so and will be used for the second stage of the bids.

The architect's are also exploring options for the adjoining two properties, the former Chubbys and The Tap and Tankard. These will both be an integral part of the proposals for Leah's Yard.



## Timeframe and submissions

At this first stage we are just seeking expressions of interest (which should include outline proposals) in order to identify potential tenants/operators with whom we might have subsequent discussions and develop a shortlist for the second stage which will invite final bids.

The Council has an open mind regarding whether the second stage of works are undertaken by the tenant/operator to meet their specific requirements or whether they are undertaken by the Council as a second phase and leased on this basis.

When formal offers are sought we would expect the terms to be a mixture of capital and rent. If the Council are required to undertake the second phase works then we would expect this to reflect in the final terms agreed.

The Offer Form at this stage will request outline information on the financial offer; proposals for use and initial proposals for fit out, including responsibility for funding of the works; track record of the bidder and confirmation of funding sources and availability. Parties are also able to submit further information and documents to support their bid. An Offer Form is available on request from the retained agents.

The outline information on the financial offer should indicate your proposed rent offer within a range for now and an indication of any capital available also as an indicative range. The Offer Forms will clarify these requirements further.

The proposals will be assessed both in terms of outline quality of proposals and financial offers along with statements on wider economic and social benefits.

All three elements of Block H (Cambridge Street Collective, Bethel Chapel and Leah's Yard) other than H2 (the office building) are being marketed at the same time and whilst the Council's preference is for separate offers (for CSC and Bethel Chapel), submissions for more than one part will be considered.

Expressions of interest should be submitted to the retained agents by 12 noon Friday 28th August.

For further information, please contact:

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A development by



Strategic Development Partner

**Queensberry**

[www.queensberryrealestate.com](http://www.queensberryrealestate.com)

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