Heart of the City II

CAMBRIDGE STREET COLLECTIVE
A cultural gathering of Sheffield’s best flavours, sights and sounds
63,000 students from home and abroad contribute extensively to the vibrancy of the city.

Tudor Square is the largest theatre district outside London, hosting over 350 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.

Attracts 17 million visitors per year.

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

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

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

156
1.5m
125 million investment in The Moor, leading to a 20% increase in footfall to over 13 million.

120,000
120,000 sq ft of office space.

550,000
550,000 sq ft of premium retail.

7,000
120,000
800

Will create up to 7,000 new jobs.

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Heart of the City II

Home to 600,000 people.

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

About Sheffield

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

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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.

Sheffield
A city of ambition, energy and creativity
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 looking to drive innovation, productivity and growth across the region. One of the world’s Top 100 universities, University of Sheffield is delivering significant 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 Heart of the City II masterplan area. The £125m investment 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.

3. Midland Station and HS2
   A development framework has recently been launched which, over the next 15 years, will transform the Midland Station and Heaf 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, the £130m major re-development is located adjacent to the Heart of the City 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 host 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 bustling throughout the day and night.

8. Sheffield City Hall
   A spectacular, multi-grade II listed concert and conference venue that holds over 750 events every year, ranging from classical and pop music, through to comedy, festivals and children’s events. The 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 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 1.5 million 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 II. 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 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
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.
Completion expected in 2021.

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 2021, 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 alongside the cinema, Grosvenor House 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 the Heart of the City, with spaces to encourage human interaction, creativity and artistic expression – a true meeting place in the heart of our city.

Plans include the preservation and sympathetic restoration of the quality fabric and facades along Cambridge Street and Wellington Street. The historic buildings fronting these streets will be kept with internal adaptations and reconstruction carried out where necessary to bring them back into use.

A large extent of Career Street, Wellington Street 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 (H1-3). H1 is Leah’s Yard – a Grade II* listed building housing a collection of small former ‘Little Mesters’ industrial workshops with a fascinating history. Structural repair and renewal works will be carried out by the Council over the summer of 2020. The ambition is for this to become a hive of activity with maker spaces; quirky retail and cafes sitting around a characterful cobbled courtyard.

Part of H3 Bethel Chapel fronting Cambridge Street, is proposed as a 70,000 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 – a 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.
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, the H3 block (or ‘Cambridge Street Collective’) 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 Brewhouse 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.

In addition to the eateries and bars, Cambridge Street Collective should encourage other popular social, wellbeing and family uses. Ancillary retail uses would also be appropriate and potentially a microbrewery. 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.

Cambridge Street Collective will hold a licence to be open until midnight and feature four separate entrances. A new public square, with the potential for dedicated external seating, will interlink the space to additional restaurants and lifestyle shops fronting Backfields, an entertainment venue in the former Bethel Chapel building. Leath Yard and the new office building – providing quality public space and external seating for meeting, dining and socialising.
### Lower Ground

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SQ FT</th>
<th>SQ M</th>
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<tbody>
<tr>
<td>CAMBRIDGE STREET COLLECTIVE</td>
<td>2,270</td>
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Areas subject to design development.

### Upper Ground

<table>
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<tr>
<th>UNIT</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAMBRIDGE STREET COLLECTIVE</td>
<td>1,050</td>
<td>100</td>
</tr>
</tbody>
</table>

Areas subject to design development.
First Floor Plan

- Foodhall FoH
- Communal Access

Second Floor Plan

- Food Hall Roof Terrace
- Bethel Chapel
- Studio

Areas subject to design development.

**Proposed Demise Plans**

<table>
<thead>
<tr>
<th>UNIT</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>CAMBRIDGE STREET COLLECTIVE</td>
<td>3,770</td>
<td>536</td>
</tr>
<tr>
<td>CAMBRIDGE STREET TERRACE</td>
<td>1,680</td>
<td>156</td>
</tr>
<tr>
<td>TERRACE</td>
<td>1,850</td>
<td>172</td>
</tr>
</tbody>
</table>

Areas subject to design development.

Toilet facilities to be provided by landlord.
The opportunity

We are appointed to secure a head tenant/operator for the building. The selected party will be responsible for promoting, managing and subletting the internal space to a range of individual occupiers and will also be responsible for licensing curating events and social activities. The Council is seeking more than just eateries and bars.

The building has been designed to an advanced stage of shell and core and these works will be carried out by the Council. See separate specification/technical pack. The details of fit out (including plant and extraction) will be worked up with the selected tenant. The responsibility for costs of these works will need to be agreed as part of the selection process as the Council is willing to consider funding the fitout with the selected tenant in return for a higher rental or a profit/revenue share.

Parties will need to confirm in their submission what works they require to be done to the building and also confirm if and how they would propose to structure any profit/revenue shares.

Timeframe and submissions

Formal marketing of the property is to commence on Monday 6th July. Offers are to be submitted by Friday 28th August to the retained agents by way of an Offer Form which will be available from the agents. In the meantime a data room is available (contact Dan Davies below).

The Offer Form requests detailed information on the financial offer: proposals for use and operational plans; initial proposals for fit out, including responsibility for funding of the works; track record of the bidder; programme of works and indicative opening dates; confirmation of funding source and availability. Parties are also able to submit further information and documents to support their bid.

The proposals will be assessed both in terms of quality, timing of delivery and financial offers along with wider economic and social benefits.

Proposals will need to demonstrate a track record of delivering projects of this nature and how their use will fit within the heart of the City development and the wider city.

Please note shortlisted parties could be asked to submit further information to support their proposal and will be invited to attend an interview.

All three elements of Block H (CSC, Bethel Chapel, 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 each submission, submissions for more than one part will be considered.

For further information, please contact Dan Davies (M: +44 (0) 7836 629 342 and E: ddavies@metisrealestate.com) or Camilla Topham (M: +44 (0) 7808 873 832 and camilla@distrkt.uk).
Strategic Development Partner

For further leasing information and technical pack, or to arrange a viewing, please contact:

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Metis in Cambridge Collective

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Collective Roof Terrace
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