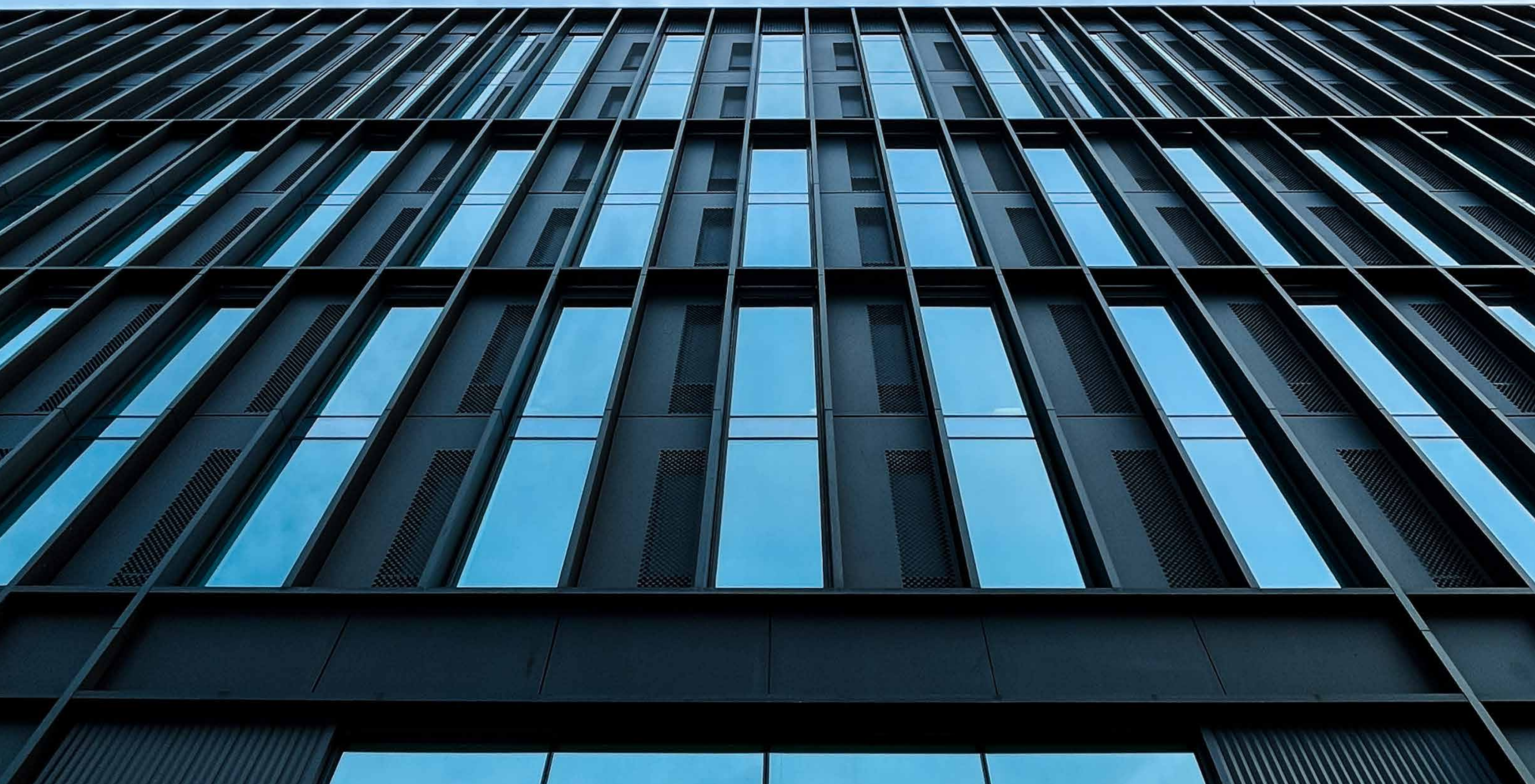


ELSHAW HOUSE 72,000 sq ft sustainable grade A workspace



Capturing the spirit of environmental innovation,
Elshaw House reflects and responds to the ESG
responsibilities and ambition of those who will
occupy the building - including DLA Piper,
leading the way as our first confirmed occupier.





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.

We're proud to support NABERS accreditation, measuring whole life carbon and wider sustainability factors.

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

ZERO* IS THE FUTURE

For organisations that expect an environment that's flexible and comfortable, at the heart of a city that's committed to a green and sustainable future.

Creating space that will achieve:





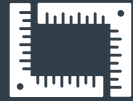
DLA PIPER
Have taken the top two floors,
17,000 sq ft workspace with
private terrace, currently
fitting out

**CAMBRIDGE ST.
COLLECTIVE**
Shops, Studios, Foodhall
+ Rooftop Fine Dining



BUILT WITH THE FUTURE IN MIND.

This fully electrified building utilises chilled slabs to cool and reduce services embodied carbon, alongside natural ventilation and cooling boost for occupier comfort and 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 shared roof terrace



Double height reception & entrance lobby



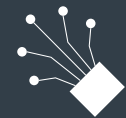
Accessible DDA compliant facilities



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 & cool floors



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



On-site power generation, rooftop PV cells



Secure basement cycle storage & drying room



PIR light sensors & LED lighting



Best in class changing & shower facilities

OPEN WINDOW POLICY.

Intelligent building systems support occupier comfort and enable direct control of their space. Mixed mode ventilation drastically reduces operational energy use.

Our digital traffic light system provides guidance on optimal times to open and close windows.





THE HEART OF SHEFFIELD

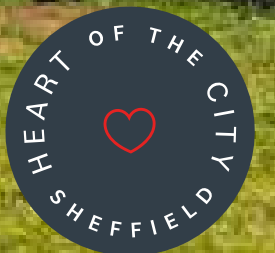
Elshaw is at the heart of the Heart of the City, bringing a mix of mixed uses; shops (flagship to boutique), cafés & restaurants (street food to fine dining), culture (gigs to galleries) and social spaces (events or solitude).



WORK-LIFE BALANCE

Elshaw House benefits from a 3.5 acre front garden. Pound's Park sits at its doorstep - a new green and open urban park, alongside the surrounding mix of public squares, spaces, courtyards and roof terraces, to enhance well-being and meet the needs and expectations of Sheffield, 'The Outdoor City'.

The building embraces the city's active travel strategy, with a focus on ease and accessibility - bike storage, service centre and showers to keep the city moving and deliver a genuine work-lifestyle balance.



OUR COMMUNITY

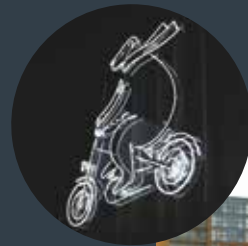
Responsive workspace in a changing world.

Elshaw House is the latest addition to the workspace community in the Heart of the City - inventive and agile, like the places, spaces, businesses and people that surround it.

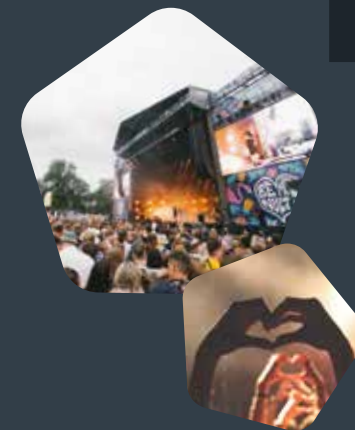
An opportunity to be part of a thriving central business district, attracting world-leading employers. Sheffield's competitive cost of living and quality of life works for both employer and employee.



“THIS IS A CITY THAT ISN'T TRYING TO BE LONDON.”



“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.”



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 - Sheffield Hallam and the University of Sheffield.

This is 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.





AT THE HEART OF IT ALL.

Heart of the City enhances and reflects 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 Sostrene Grene
- 8 Body Shop
- 9 Primark
- 10 Glass Onion

Dining

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

Businesses

- 21 HSBC
- 22 CMS
- 23 Cubo
- 24 Westfield Health
- 25 BT
- 26 DLA Piper
- 27 DSCF
- 28 Arup
- 29 Nationwide
- 30 Henry Boot

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 Gym Group
- 39 Curzon Cinema
- 40 Sheffield Theatres

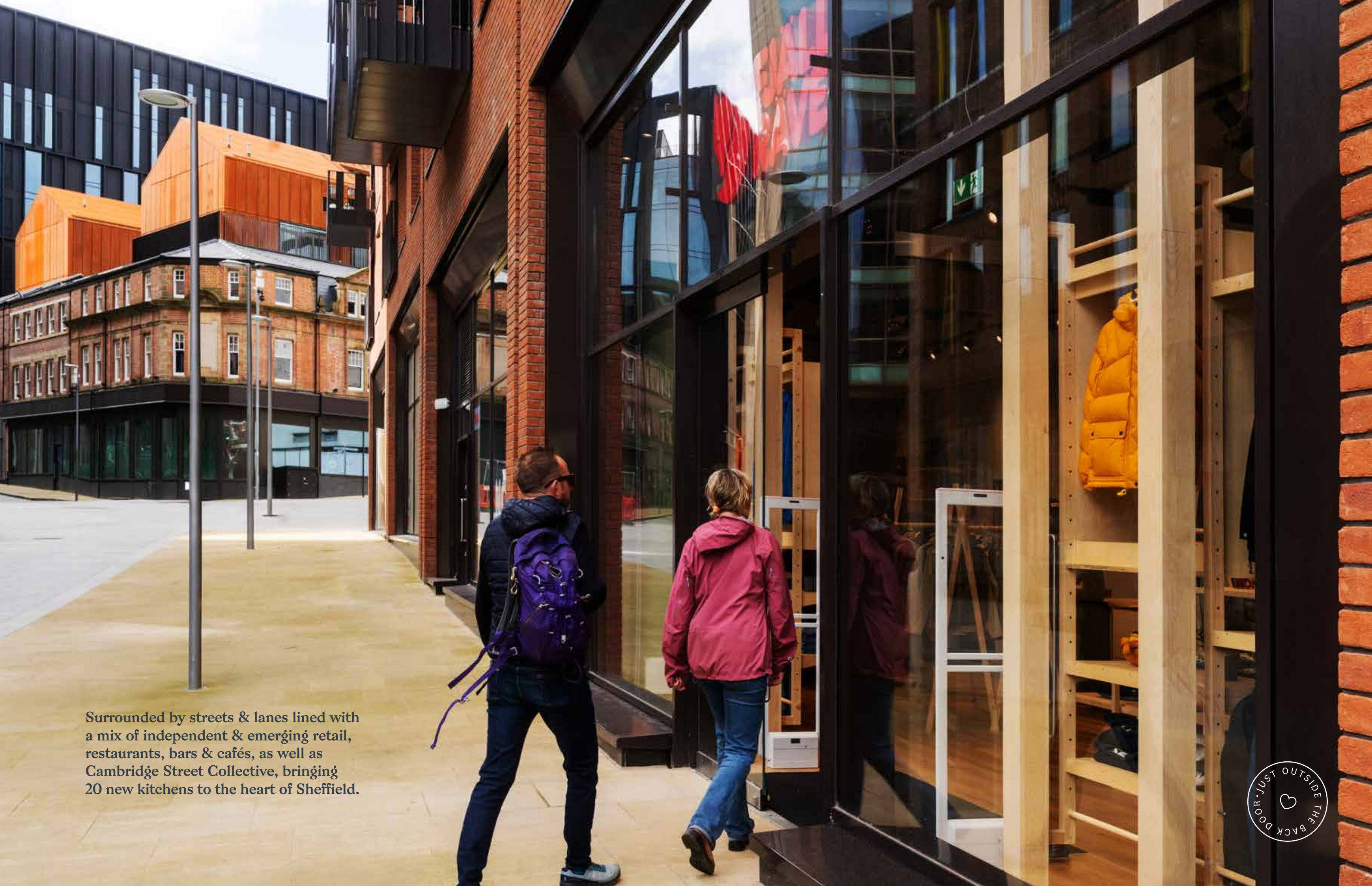
Open Spaces

- 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 Leonardo Hotels
- 54 Novotel

*Coming Soon



Surrounded by streets & lanes lined with a mix of independent & emerging retail, restaurants, bars & cafés, as well as Cambridge Street Collective, bringing 20 new kitchens to the heart of Sheffield.





Heart of the City
For & by

Sheffield

Heart of the City is delivered by Sheffield City Council and strategic development partner, Queensberry, who believe in doing things in a way that's right for both people and place.

Respecting the city's heritage by working with existing street patterns, we've retained a long-term view, benefiting Sheffield as a whole. An approach designed to address key issues facing cities today.

For more information contact the team:



Adam Cockcroft

adam.cockcroft@cushwake.com

+44 (0) 7769 745 447

+44 (0) 113 233 8866

cushmanwakefield.com

colloco.

Tim Bottrill

tim@colloco.co

+44 (0) 7810 865 561

+44 (0) 114 299 3121

colloco.co

Lambert
Smith
Hampton

Matt Proctor

MProcter@lsh.co.uk

+44 (0) 7514 311 590

+44 (0) 113 245 9393

lsh.co.uk

Queensberry

Andrew Davison

adavison@Queensberryrealestate.com

+44 (0) 7814 535 353

+44 (0) 114 481 0071

queensberryrealestate.com



A Development By:



Strategic Development Partner:

Queensberry

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Heart of the City
For & by

Sheffield

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