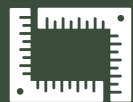


Floorplans and specification

ELSHAW HOUSE 72,000 sq ft sustainable grade A workspace

GREEN PRINTS





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



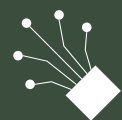
Accessible DDA
compliant facilities



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



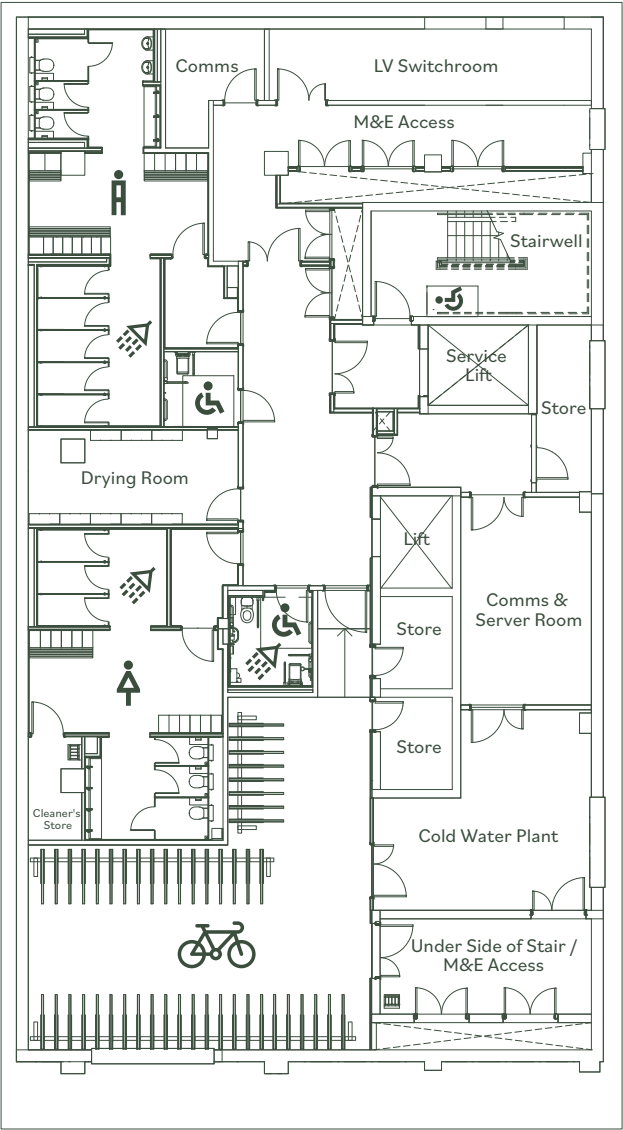
Best in class changing
& shower facilities



1

BASEMENT

- Secure bike storage
- Changing / Drying Room
- Shower facilities



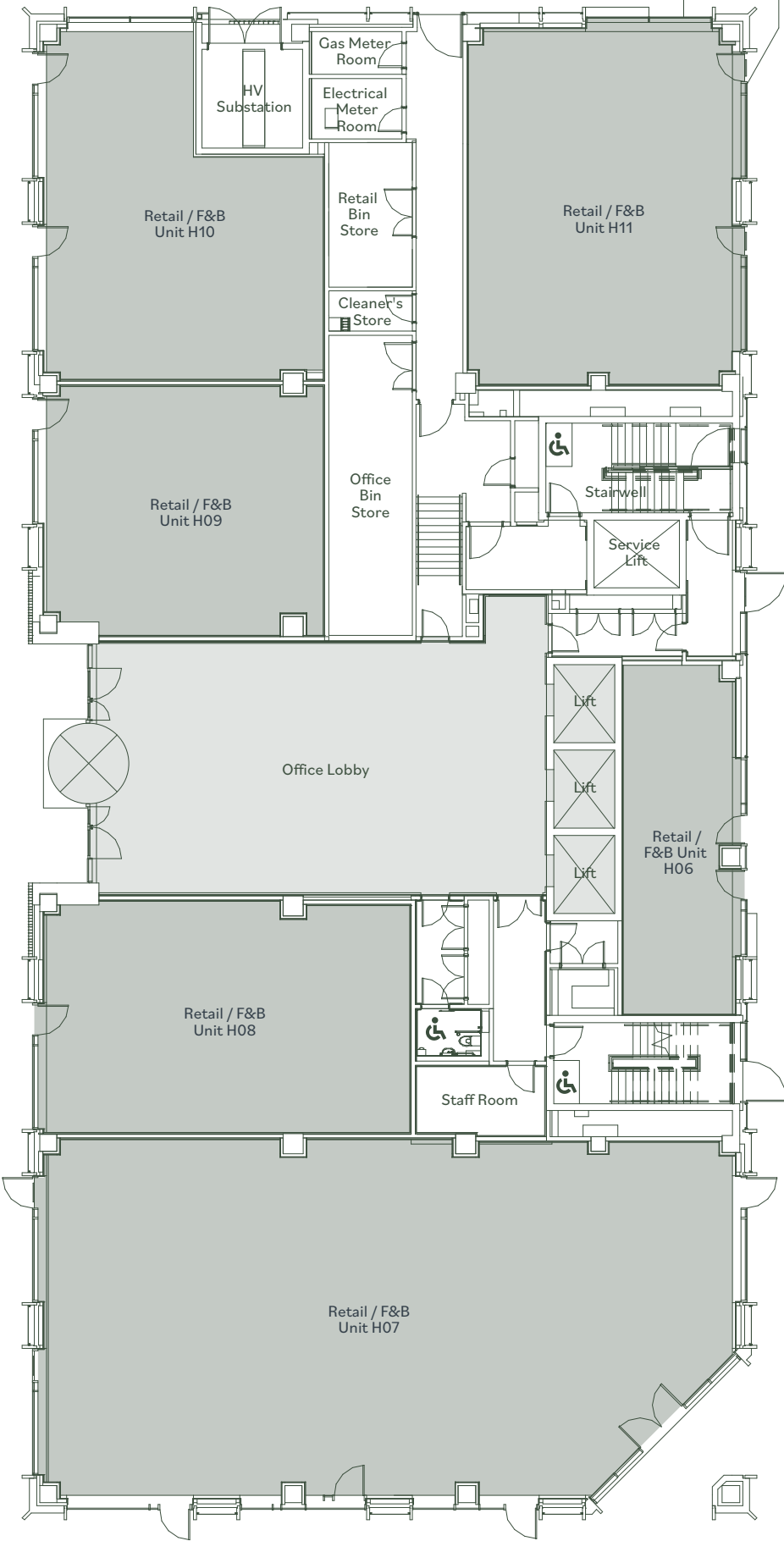
6

OFFICE LOBBY

- Double height reception and entrance lobby
- 3x passenger lifts
- Entrance from Carver Street out onto Pound's Park
- Secondary exit out onto Coalpit Levels

RETAIL / F&B UNITS

Six new commercial units ranging from:
476 sq ft / 44 sq m
up to
3,081 sq ft / 286 sq m

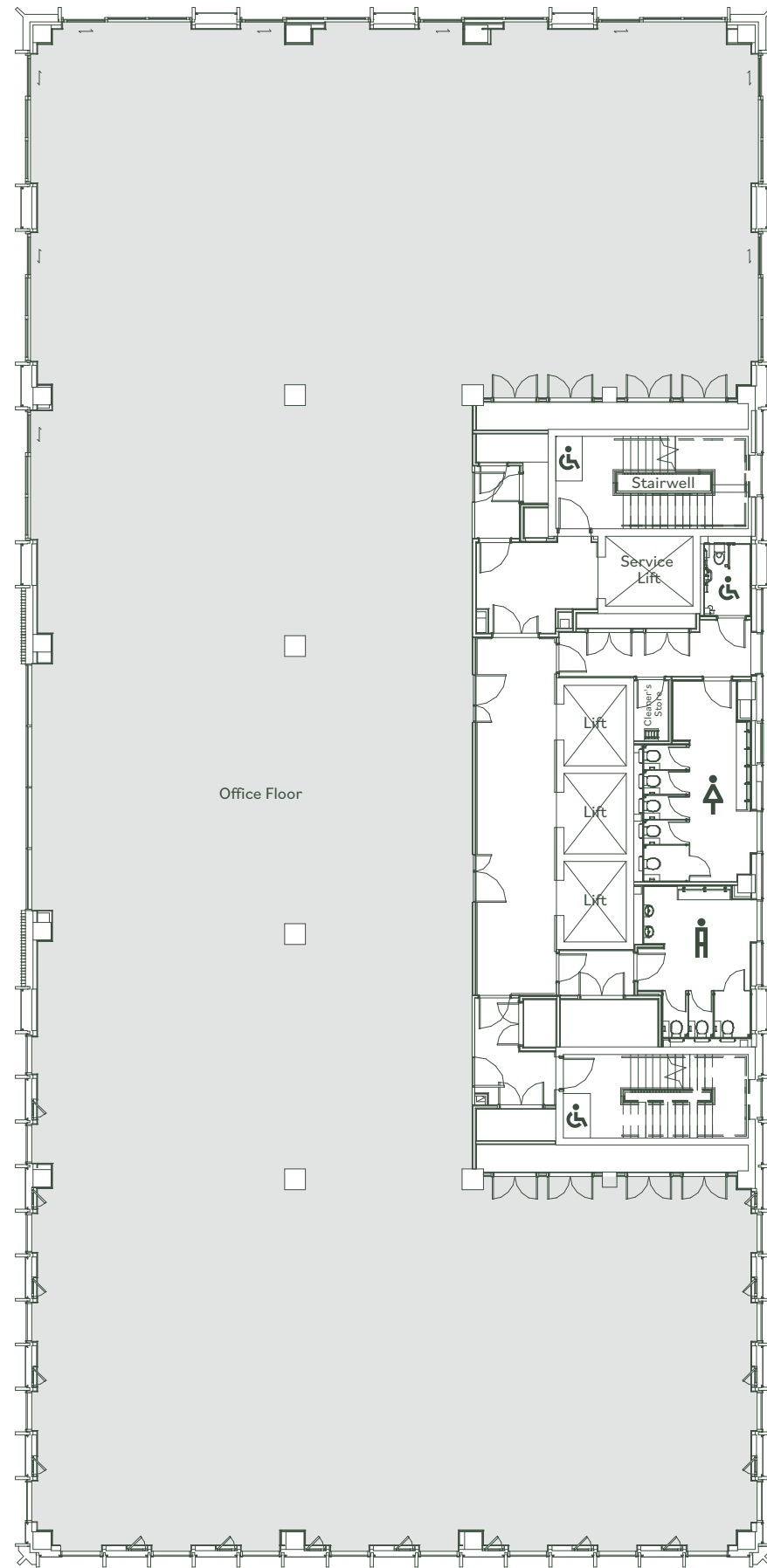


1

WORKSPACE

10,530 sq ft / 978 sq m

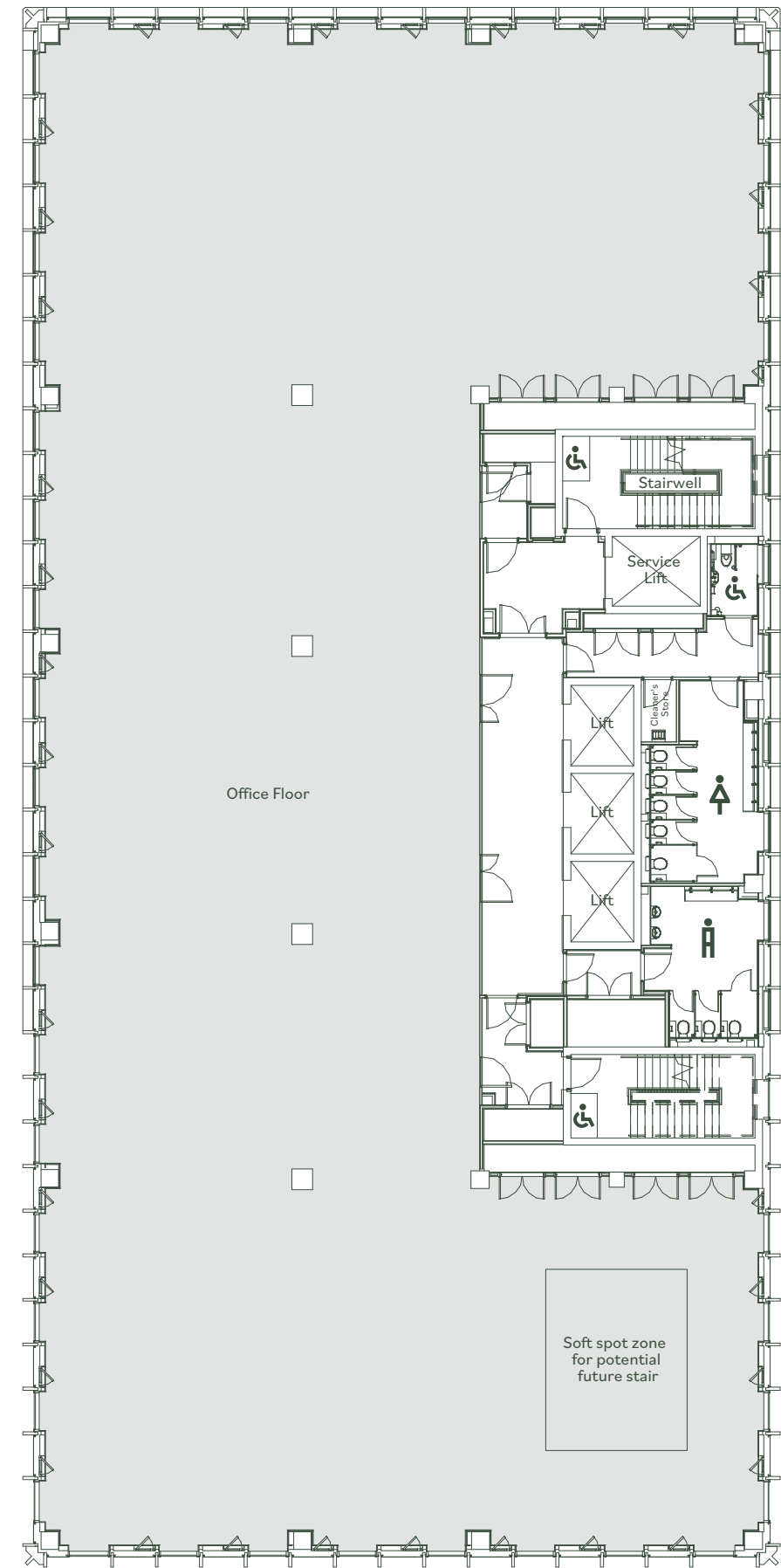
- Across all floors:
- DDA compliant facilities located across all floors
 - Full access raised floors, allowing flexible delivery of cabling
 - Impressive deep floor plates - 25.5m by 52.5m
 - LED lighting
 - Divisible floor plates of 10,500 sq ft on each level
 - A contemporary, industrial-inspired design



2

WORKSPACE

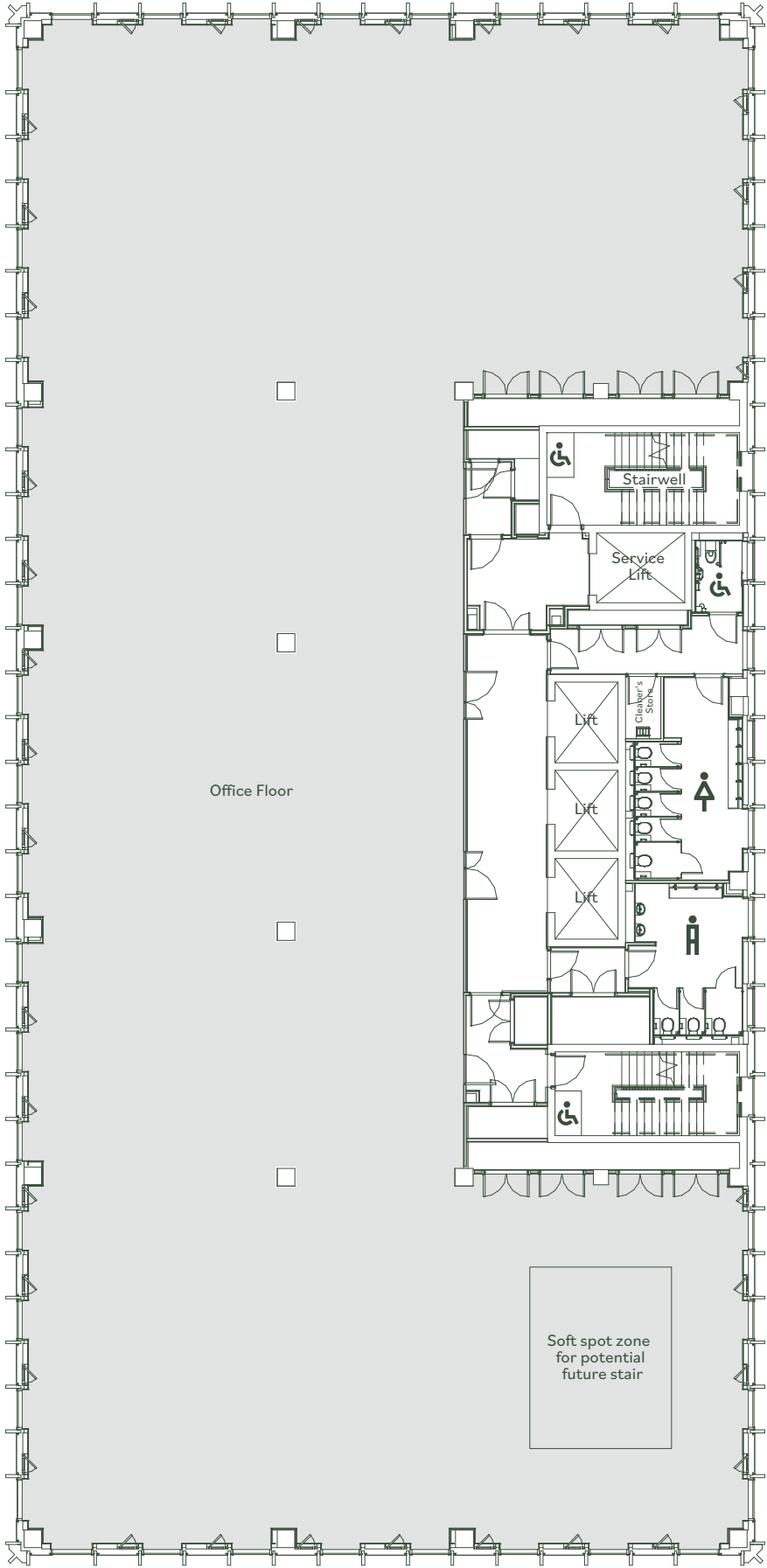
10,530 sq ft / 978 sq m



3

WORKSPACE

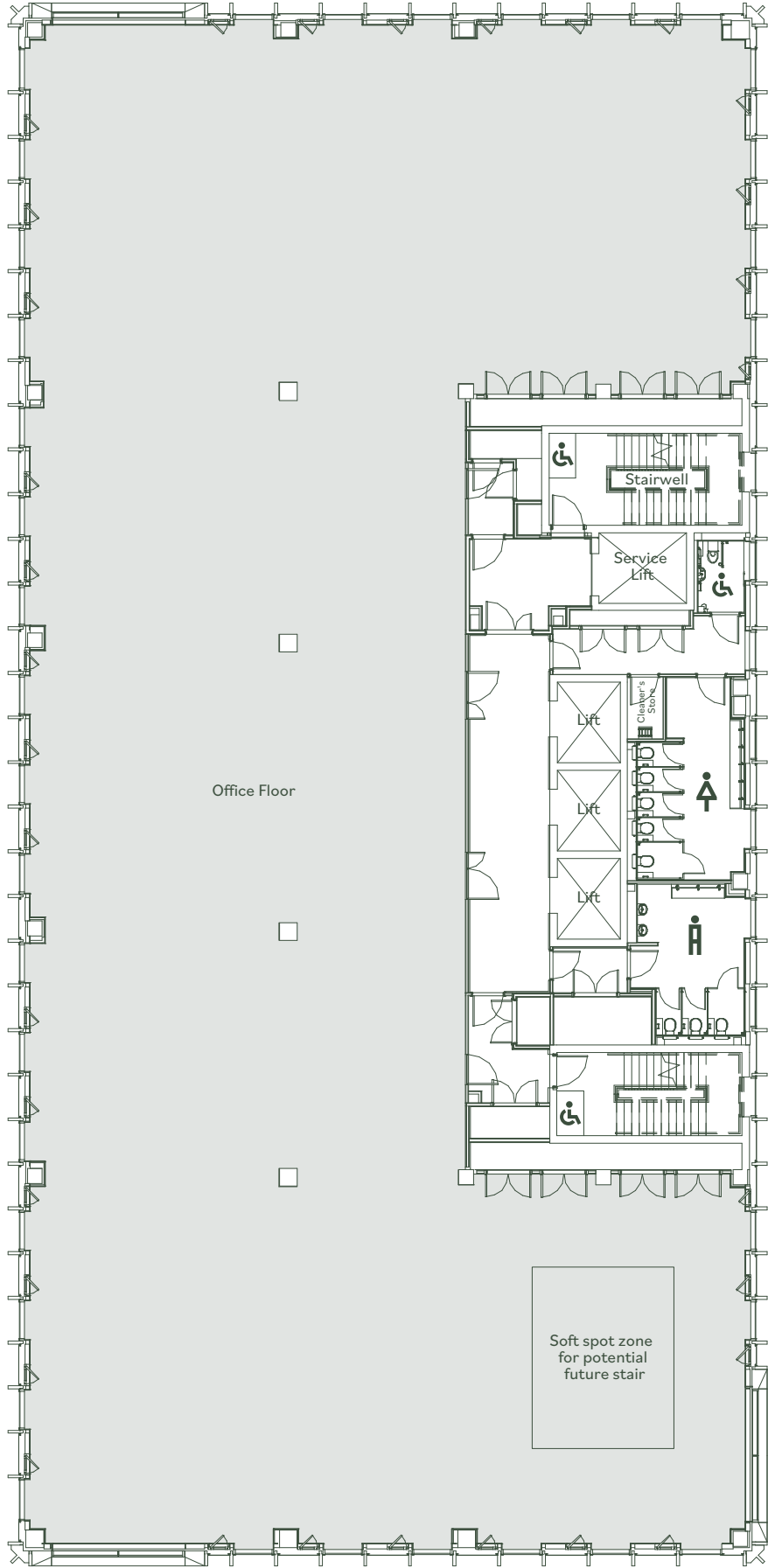
10,530 sq ft / 978 sq m



4

WORKSPACE

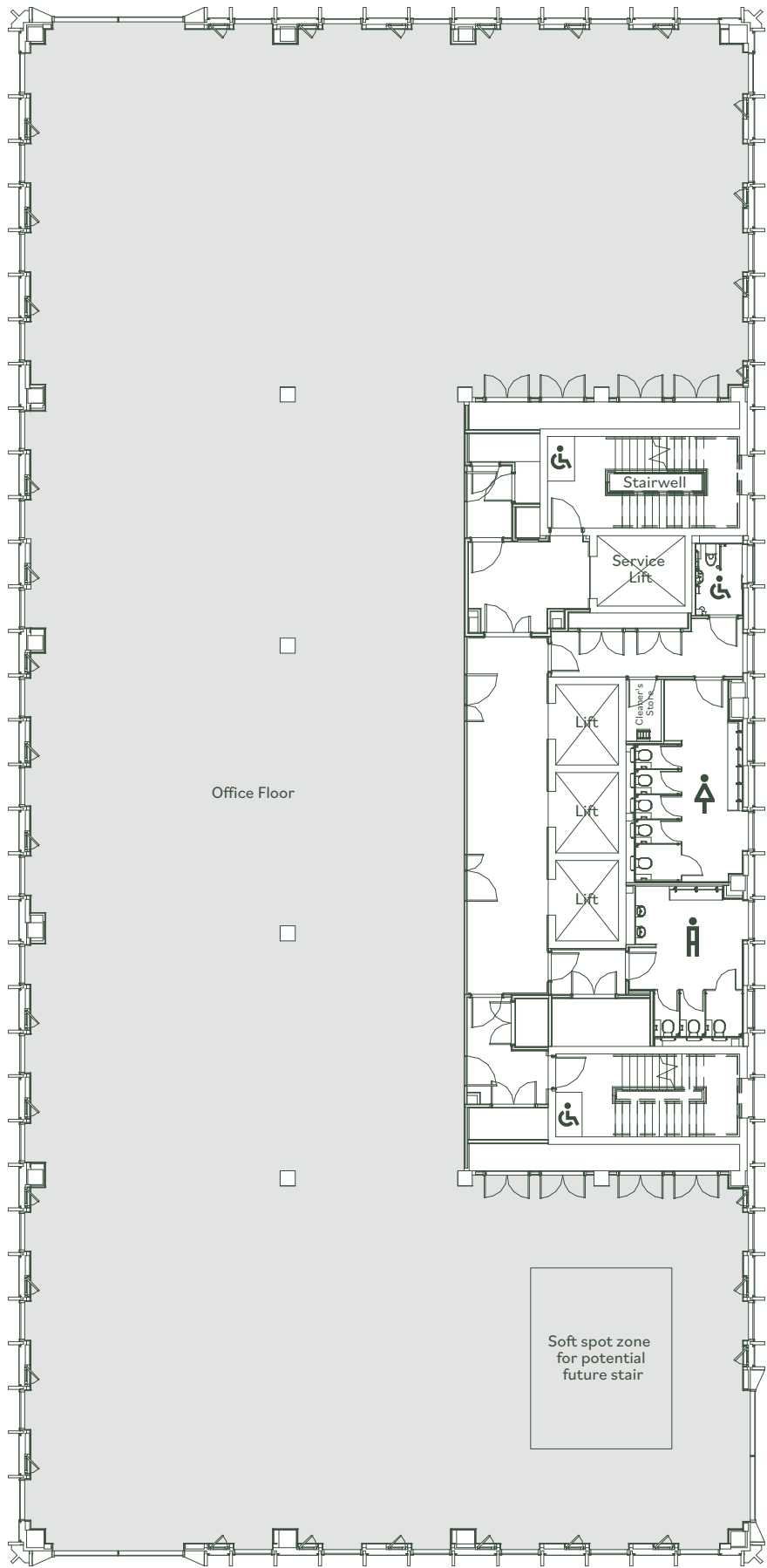
10,530 sq ft / 978 sq m



5

WORKSPACE

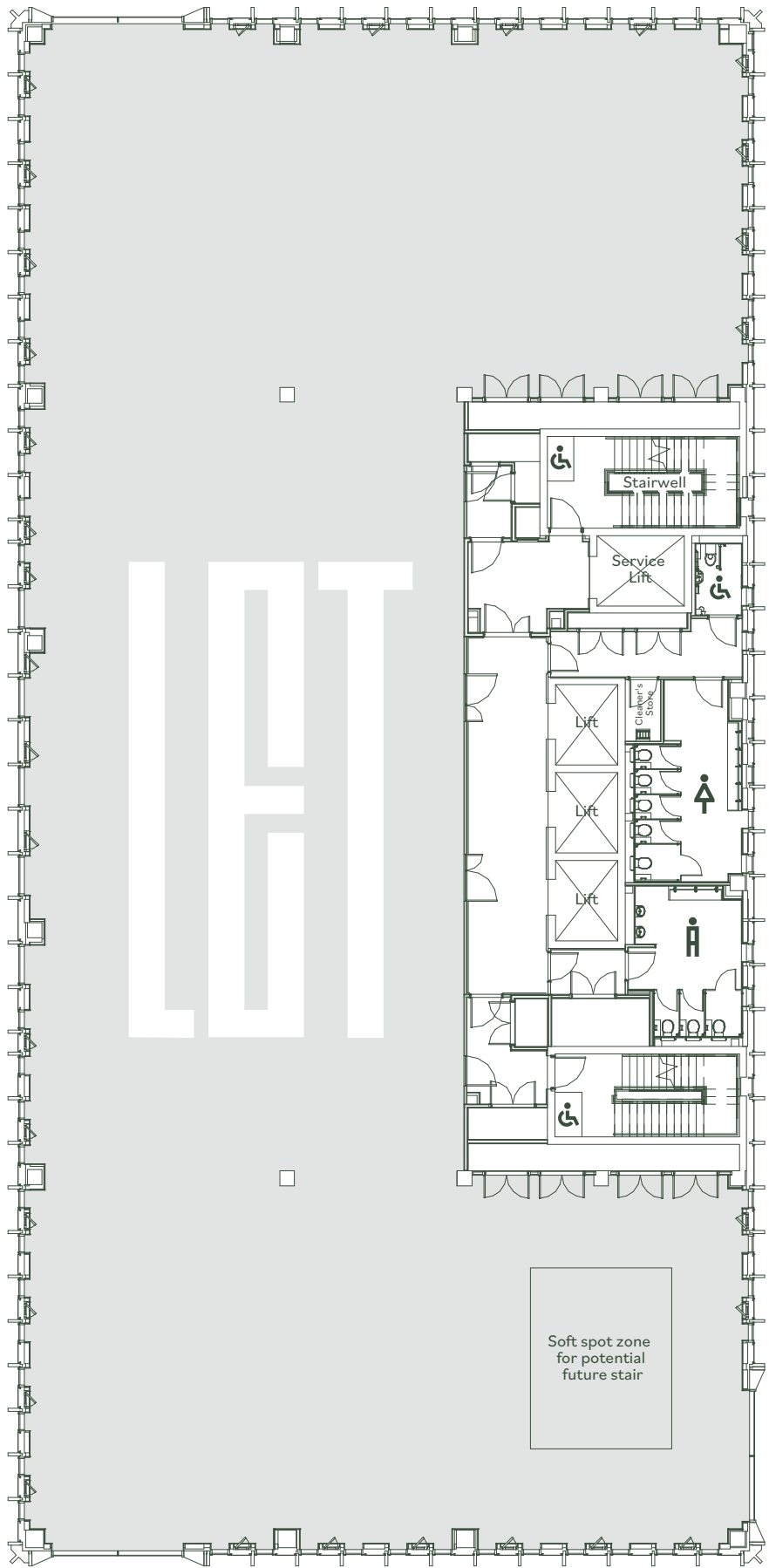
10,530 sq ft / 978 sq m



6

WORKSPACE

Let to DLA Piper





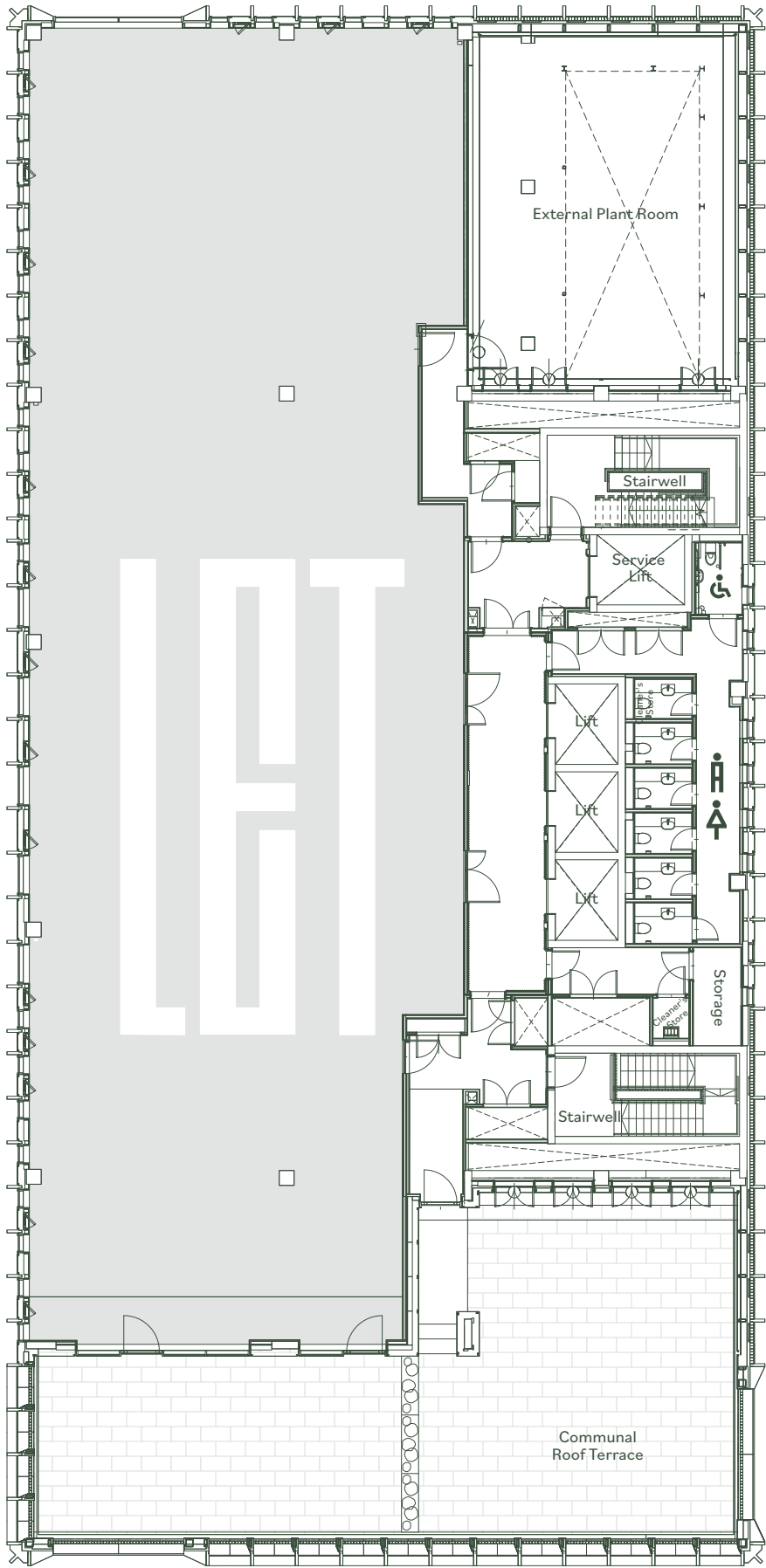
WORKSPACE

Let to DLA Piper

ROOF TERRACE

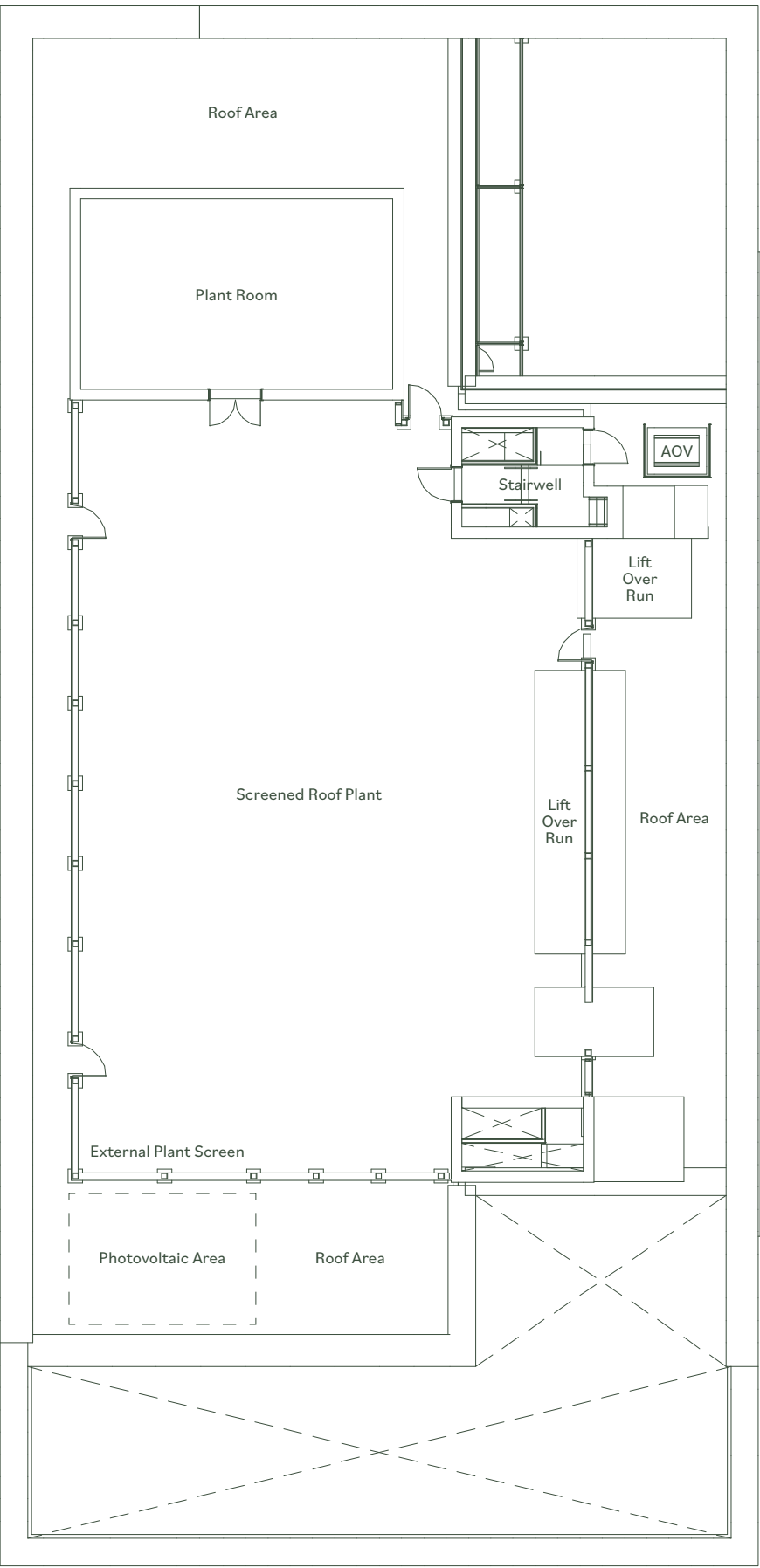
1,537 sq ft / 142 sq m

- Communal roof terrace accessible by all office tenants via lifts and stairwells
- Panoramic views across Sheffield city centre



ROOF

Plant only



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.

Floor	Use	Floor Areas (sq ft)	Floor Areas (sq m)
Ground	Lobby / Commercial	-	-
First	Workspace	10,530	978
Second	Workspace	10,530	978
Third	Workspace	10,530	978
Fourth	Workspace	10,530	978
Fifth	Workspace	10,530	978
Sixth	Let to DLA Piper	-	-
Seventh	Let to DLA Piper	-	-
Seventh	Let to DLA Piper	-	-
Eighth	Plant	-	-
Basement	Occupier Facilities / Plant	-	-
Total Remaining Space		52,650	4,890

For more information contact the team:



Adam Cockcroft
adam.cockroft@cushwake.com
+44 (0) 7769 745 447
+44 (0) 113 233 8866
cushmanwakefield.com



Tim Bottrill
tim@colloco.co
+44 (0) 7810 865 561
+44 (0) 114 299 3121
colloco.co



Matt Proctor
MProcter@lsh.co.uk
+44 (0) 7514 311 590
+44 (0) 113 245 9393
lsh.co.uk



Andrew Davison
adavison@Queensberryrealestate.com
+44 (0) 7814 535 353
+44 (0) 114 481 0071
queensberryrealestate.com



A Development By:



Strategic Development Partner:



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Heart of the City
For & by

Sheffield

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