
SHEFFIELD

CHARTER SQUARE

NO1CHARTERSQUARE.COM

HEART OF THE CITY II

SHEFFIELD'S NO. 1 OFFICE DESTINATION

No. 1 Charter Square occupies a prime location within Sheffield's rapidly growing business and financial district. It is located within Phase One of the £470 million Heart of the City II scheme – one of the most ambitious and exciting city centre developments in the UK. With HSBC already confirmed as an anchor tenant, the development will transform the area's residential, retail and commercial offer.

A striking piece of architecture, the office development boasts a best-in-class specification, panoramic views from the upper floors and a self-contained, double height reception opening onto a new public square.





Workforce catchment area
of **1.4 MILLION** people.



A pipeline of over **£500 MILLION** of
investment in public realm, offices
and leisure across the city centre.



City centre station location for both
HS2 and **NORTHERN POWERHOUSE RAIL**.



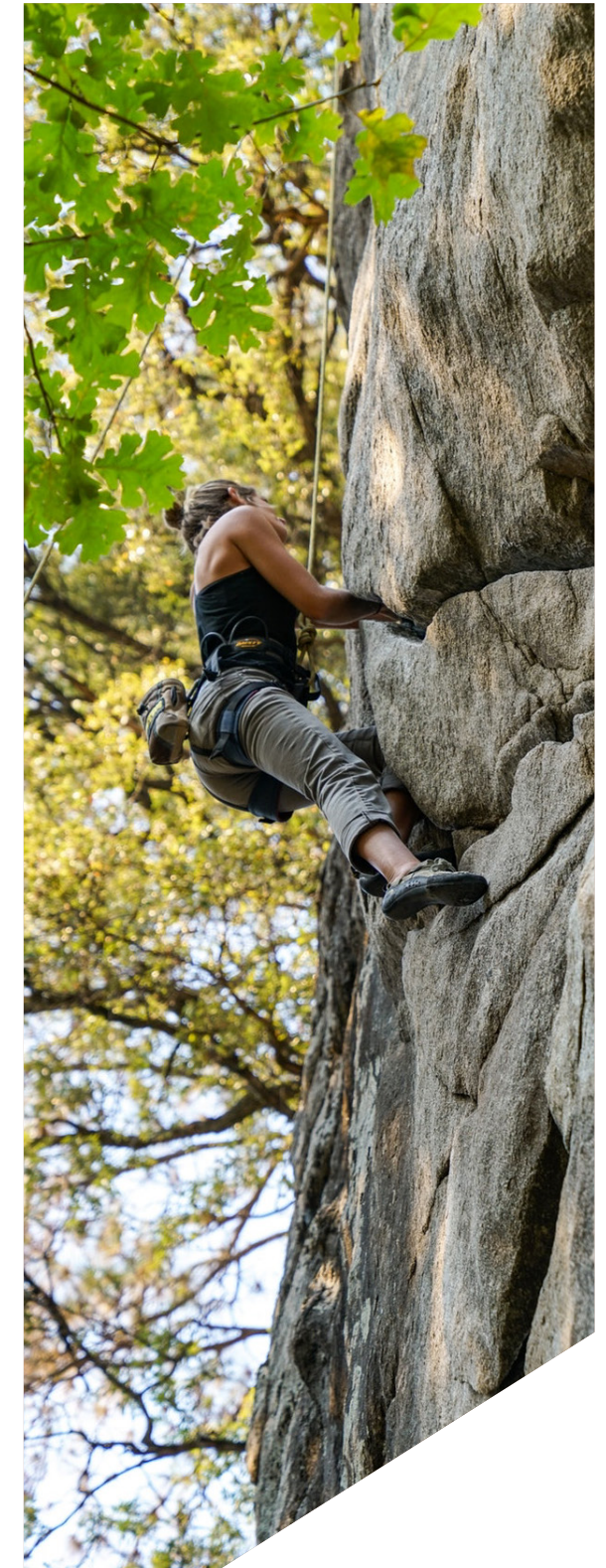
MCLAREN AUTOMOTIVE, BOEING,
HSBC, FRAGOMEN WORLDWIDE, JET2
and **SKY BETTING & GAMING** have all
recently invested in the city.

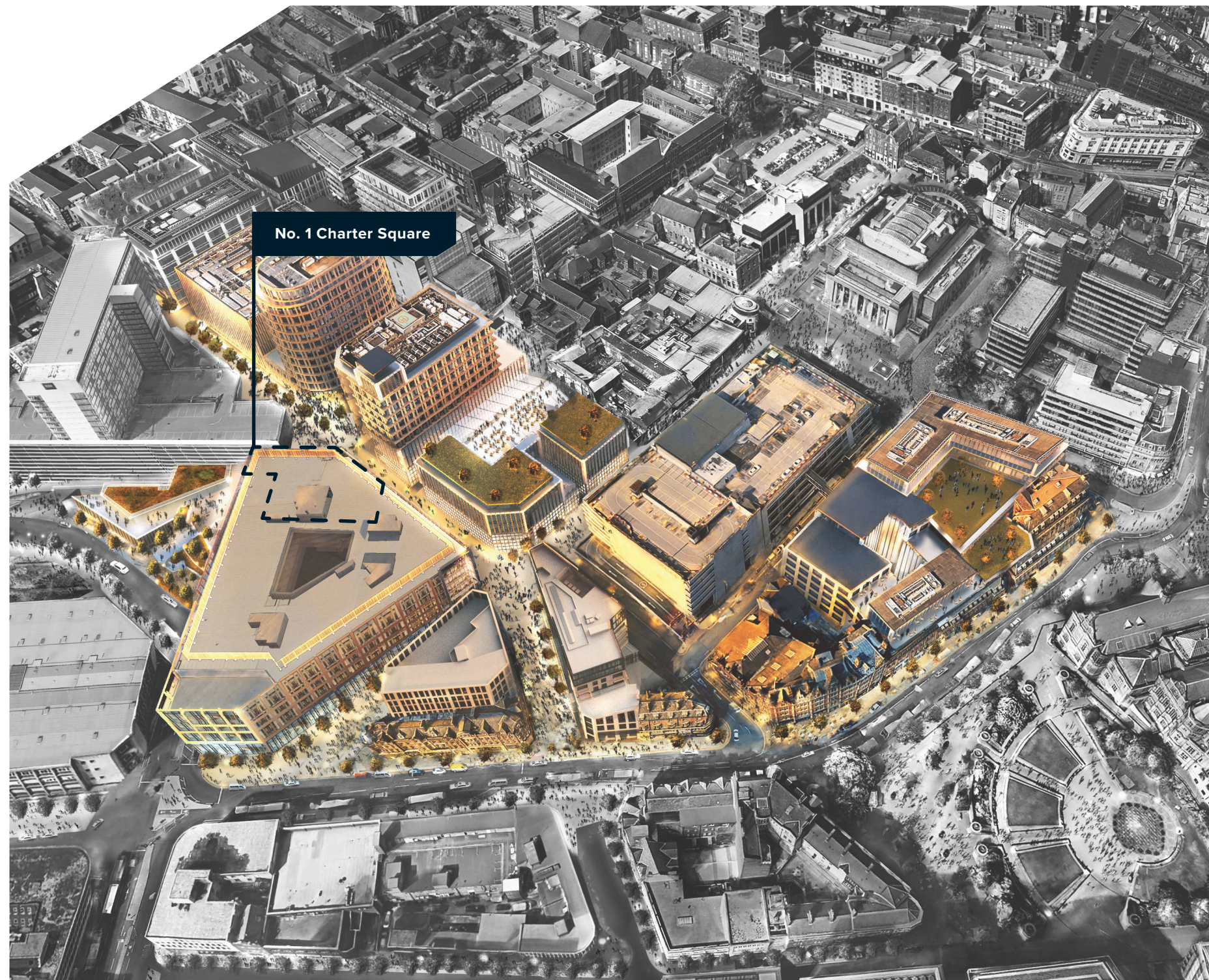


Home to over **63,000 STUDENTS**
at two of the country's leading
universities, providing a wide
talent-pool for the future.



One third of Sheffield sits within the
Peak District National Park, offering
an unparalleled **QUALITY OF LIFE**.





No. 1 Charter Square offers bespoke, self-contained Grade A offices in the first building of the wider Heart of the City II masterplan, being delivered by Sheffield City Council.

Alongside office space, the development includes 60,000 sq ft of retail units and high-quality public realm that will completely regenerate the area between Charter Square, Cambridge Street and Pinstone Street.

This landmark building has been carefully designed to respect the surrounding street patterns, as well as creating linkages through and around the area, including the exciting new retail and leisure developments on The Moor. Crucially, it is just a ten-minute walk from Sheffield's Midland Station, which is set to provide direct HS2 and Northern Powerhouse Rail services.

The wider masterplan builds on the success of the original Heart of the City. Over the coming years, it aims to deliver a dynamic, 1.5 million sq ft mixed-use district that will become the commercial hub of the city centre.

Proposals include premium retail brands, Grade A offices, residential space, new four and five-star hotels, attractive public spaces, restaurants and a cutting-edge food and hall.

Sheffield's urban centre is quickly becoming one of the strongest and most investable in the North of England. When you combine that with the beautiful Peak District National Park, a third of which sits within Sheffield's borders, you get a city that is truly unique in its offer of a well-balanced, healthy and prosperous lifestyle.

FOOD & DRINK

- 1

Street Food Chef
- 2

Tamper Coffee
- 3

Smoke BBQ
- 4

OISOI Restaurant
- 5

Browns
- 6

Bill's
- 7

Piccolino
- 8

Café Rouge
- 9

GBK
- 10

Zizzi's
- 11

Pizza Express
- 12

Nando's
- 13

Krispy Kreme
- 14

Costa
- 15

Café Nero
- 16

Steam Yard
- 17

Frog & Parrot
- 18

Lucky Fox
- 19

The Great Gatsby
- 20

Pieminister
- 21

Bungalows & Bears
- 22

Pitcher & Piano
- 23

Turtle Bay

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

Heart of the City II

NO. 1 CHARTER SQUARE

AMENITIES

- 1

John Lewis
- 2

Debenhams
- 3

Primark
- 4

Next*
- 5

H&M*
- 6

GAP Outlet
- 7

JD Sports
- 8

Blacks
- 9

WHSmith
- 10

Boots
- 11

Superdrug
- 12

The Light Cinema
- 13

Lane7*
- 14

Genting Casino
- 15

Sweat! Gym Sheffield
- 16

The Fitness Club
- 17

Leopold Hotel
- 18

Jurys Inn
- 19

Mercure St Paul's Hotel

LANDMARKS

- 1

Peace Gardens
- 2

Winter Garden
- 3


Town Hall
- 4


City Hall
- 5

Leopold Square
- 6

Sheffield Theatres

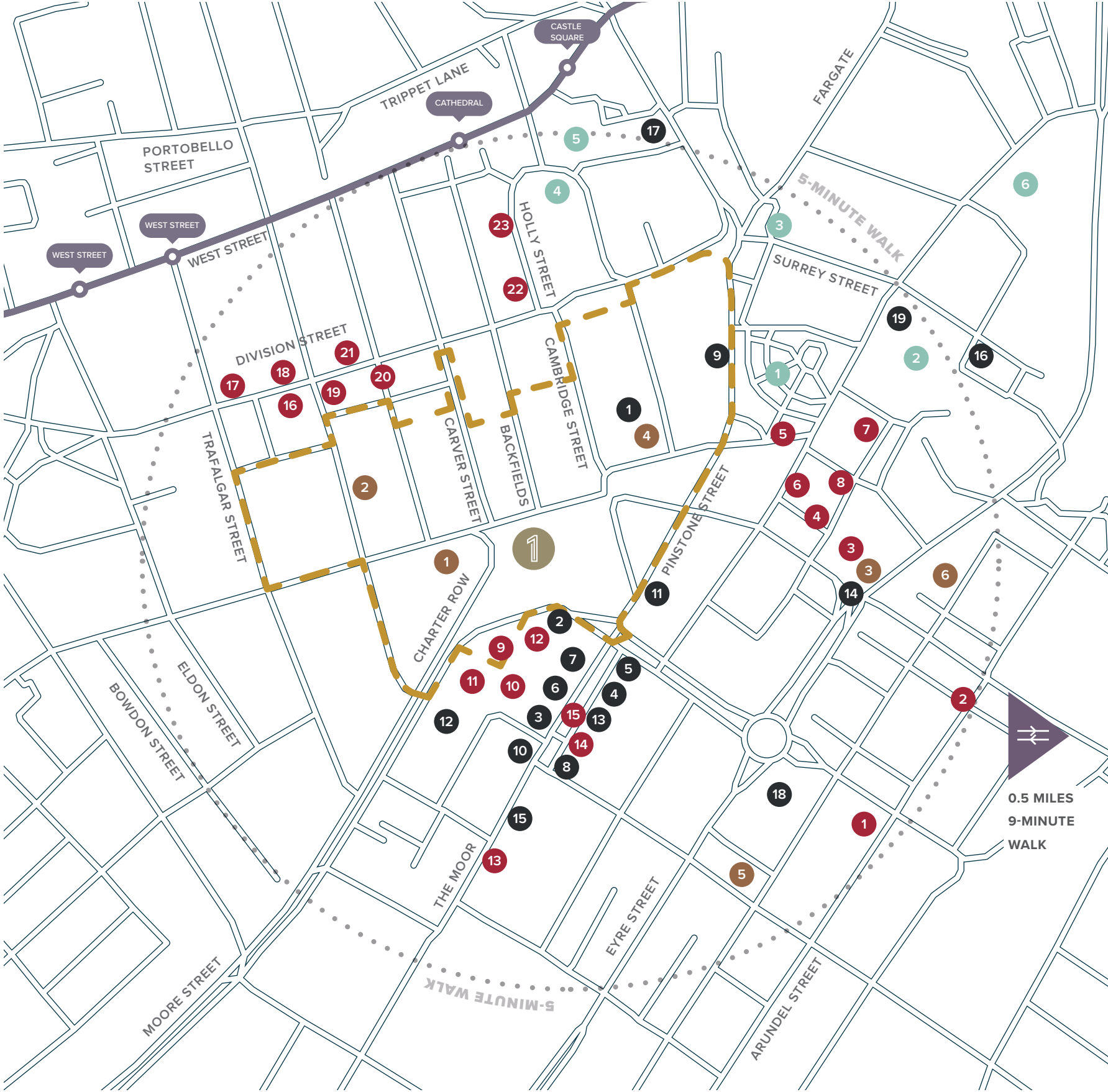
TRANSPORT

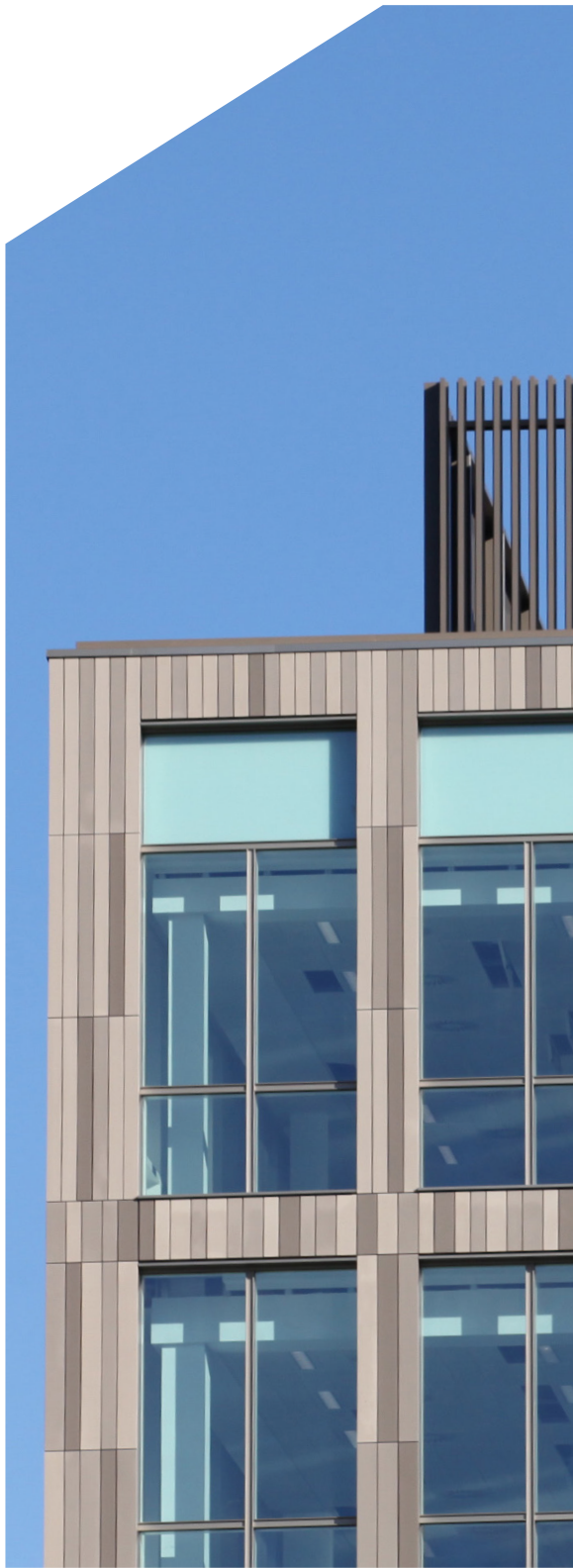
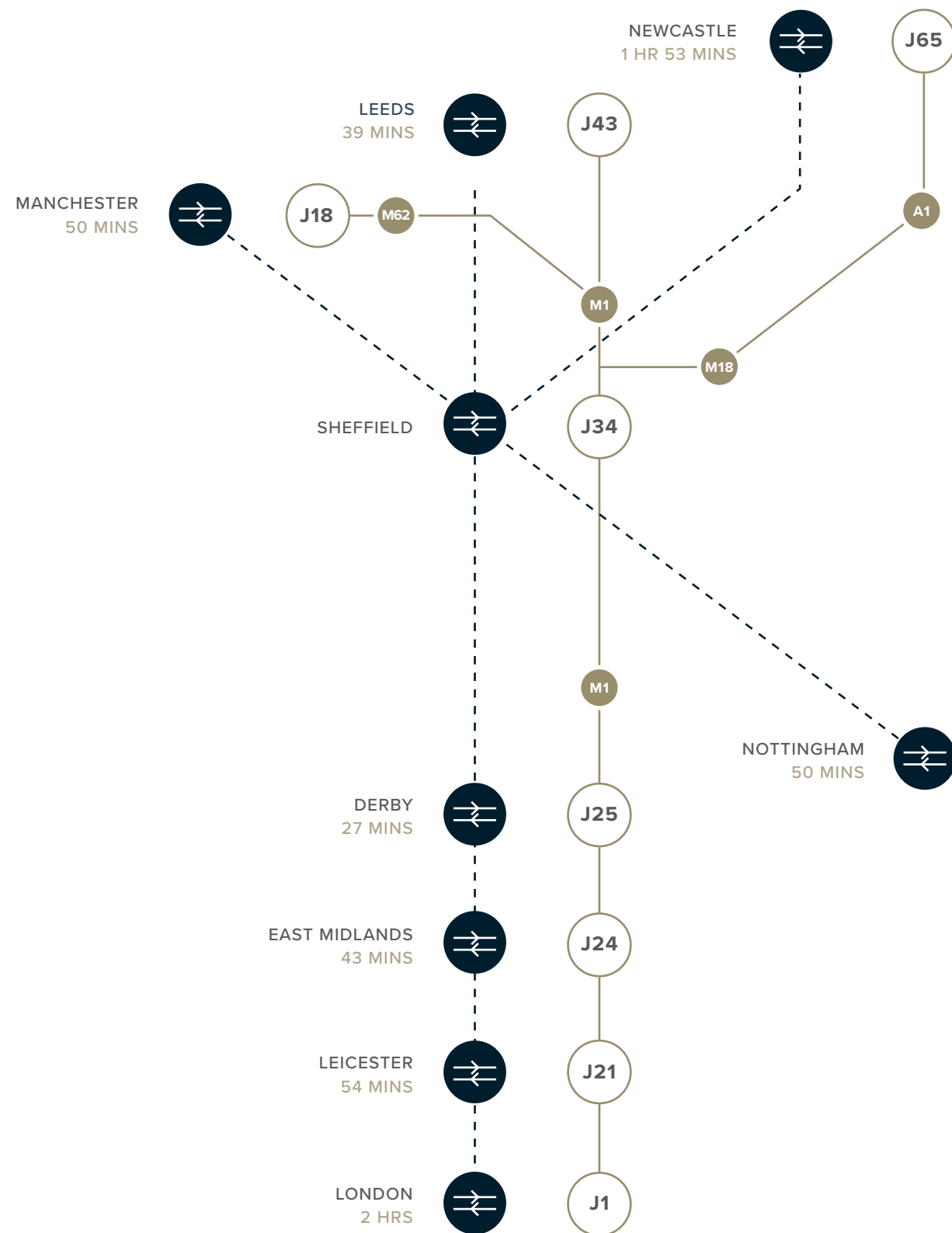
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Supertram
- 

Sheffield Train Station

* Coming soon





- +

Contemporary, double height reception with an individual entrance point.
- +

Fronts onto the quality landscaping and public realm of Charter Square.
- +

24-hour building access.
- +

Every floor level is completely self-contained.
- +

LEED green energy rating makes for a more efficient and sustainable building.
- +

Toilet facilities, including DDA compliant facilities, located across all floors.
- +

Full-access raised floors, allowing for flexible delivery of telecoms and power cabling.
- +

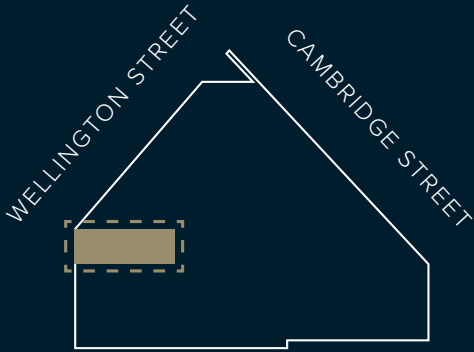
Two 17-person lifts.
- +

Suspended ceilings with LED lighting.
- +

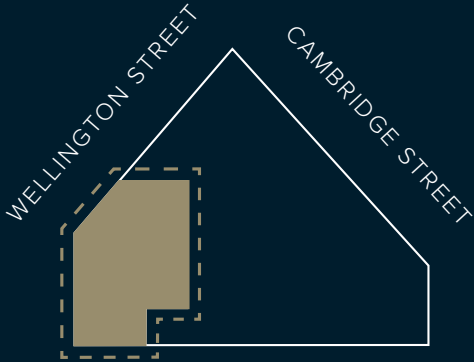
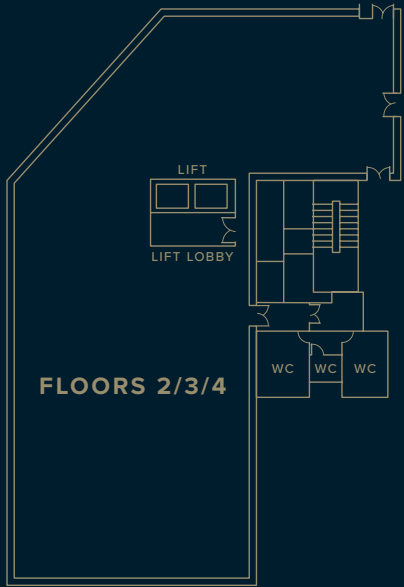
Sprinkler system installed throughout.
- +

Heating and cooling via four-pipe fan coil units.
- +

Secure cycle parking within Heart of the City II.



FURNIVAL GATE



FURNIVAL GATE

FLOOR	NIA		IPMS 3	
	SIZE (SQ FT)	SIZE (SQ M)	SIZE (SQ FT)	SIZE (SQ M)
OFFICE RECEPTION	913	85	915	85
LEVEL 20 OFFICES	8,351	776	8,617	800.5
LEVEL 30 OFFICES	8,364	777	8,622	801
LEVEL 40 OFFICES	8,373	778	8,630	801.8
TOTAL	26,001	2,416	26,784	2,488.3

Property is available to let. For more information
or to arrange an inspection, please contact:

NO. 1 LETTING AGENTS



Name: Tim Bottrill
Email: tim@colloco.co
Mobile: 07810 865561
Phone: 0114 299 3121



Name: Adam Cockroft
Email: adam.cockroft@cushwake.com
Phone: 0113 233 8866

Name: Ross Firth
Email: ross.firth@cushwake.com
Phone: 0113 233 7303

A DEVELOPMENT BY



DEVELOPMENT MANAGEMENT BY



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