

Sheffield

Heart of the City II

ISAACS BUILDING

An historic location
reimagined. A contemporary
workspace to inspire
innovation and collaboration.

Sheffield

A city of ambition, energy and creativity

A regional capital at the centre of an ambitious Northern economy, Sheffield is quickly becoming one of the boldest and most inspiring cities in the UK.

Key economic projects, such as the Advanced Manufacturing Innovation District and Sheffield Olympic Legacy Park, help the city lead the world in making solutions for tomorrow. It has become a magnet for a young workforce who excel in traditional and digital engineering and design.

Sheffield provides a home to those seeking out opportunity and putting down roots. Life here is defined by quality and its unparalleled wellbeing

opportunities. It is known as the Outdoor City, home to some of the finest countryside on earth, and its vibrant independent cultural scene of food, drink, arts and music can rival any city in Europe.



Sheffield is the fourth largest city in the UK. 17m visitors a year. A working catchment of 1.4m people. 63,000 students. Recent investments by McLaren, HSBC and Sky Bet. City centre station for HS2. Over £500m of investment is set to be delivered.

Introducing Isaacs Building

Originally erected by paperhangings merchant David Isaacs in 1904-5, the building is being completely reimagined to provide over 39,000 sq ft of high-quality contemporary workspace and 8,000 sq ft of prime retail and leisure space.

Behind the attractively restored Victorian façade on Pinstone Street, the building will provide a Grade A, self-contained workplace suitable for a diverse range of occupiers.

With a best-in-class specification, the light and airy working environment, complete with innovative breakout spaces and collaboration zones, is designed to support the wellbeing of its

occupants and provide a platform for inspiration and individual business personality.

Five prominently positioned retail units will be situated on the ground floor and the building will step up in height from three storeys on Pinstone Street to eight storeys on the new-build side. The office space on the top floor will offer sweeping views across the south of the city.



At the heart of it all

Isaacs Building occupies a prime location in Sheffield City Council's £470 million Heart of the City II scheme, one of the most ambitious and exciting city centre developments in the UK.

Located between Pinstone Street, Cambridge Street and Charles Street, the building will form part of the 5 Ways pedestrianised junction at the centre of the scheme and is just a stone's throw away from Grosvenor House, HSBC's new Sheffield headquarters.

Proposals for the wider masterplan include premium retail brands, Grade A offices, urban apartments, lifestyle hotels, restaurants and attractive public spaces.

Swedish fashion brands, Monki and Weekday, as well as independent café Marmadukes, have already been announced for Grosvenor House and will be opening later this year.



The detail



Stylish double height reception lobby (shared between offices)



Connects directly to quality public realm



DDA compliant facilities located across all floors



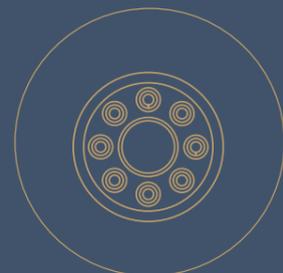
Quality changing and shower facilities



Full access raised floors, allowing flexible delivery of cabling



Fibre connectivity



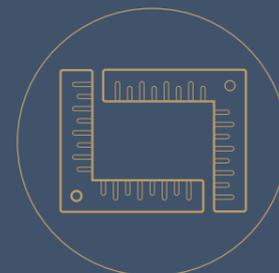
PIR light sensors and with LED lighting



BREEAM Very Good rating



24-hour building access



Highly divisible floor plates to suit a variety of businesses

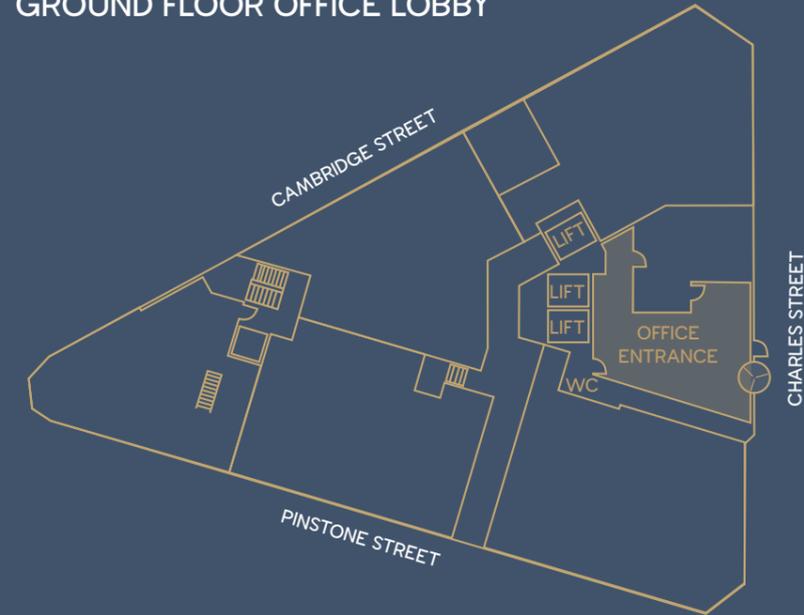


Secure basement cycle storage (with drying room)



Complementary retail and leisure on the ground floor

GROUND FLOOR OFFICE LOBBY



OFFICE LEVEL 1

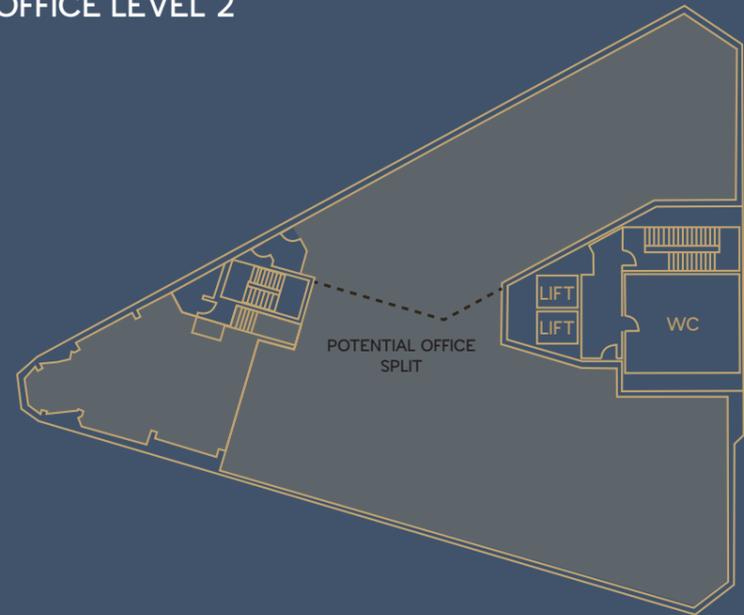


SCHEDULE OF AREAS*

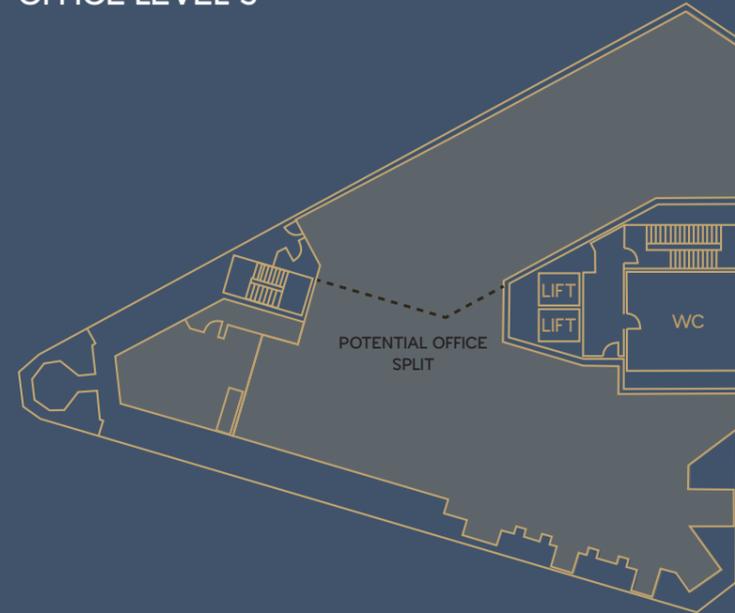
GROUND FLOOR OFFICE LOBBY	753 SQ FT	70 SQ M
OFFICE LEVEL 1	5,005 SQ FT	465 SQ M

* Areas to be officially confirmed on completion of the building.

OFFICE LEVEL 2



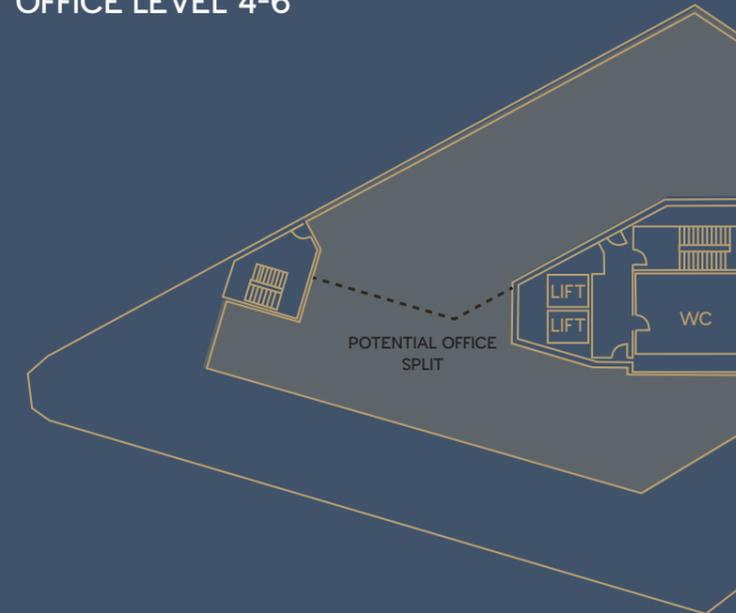
OFFICE LEVEL 3



SCHEDULE OF AREAS

OFFICE LEVEL 2	8,051 SQ FT	748 SQ M
OFFICE LEVEL 3	7,201 SQ FT	669 SQ M

OFFICE LEVEL 4-6



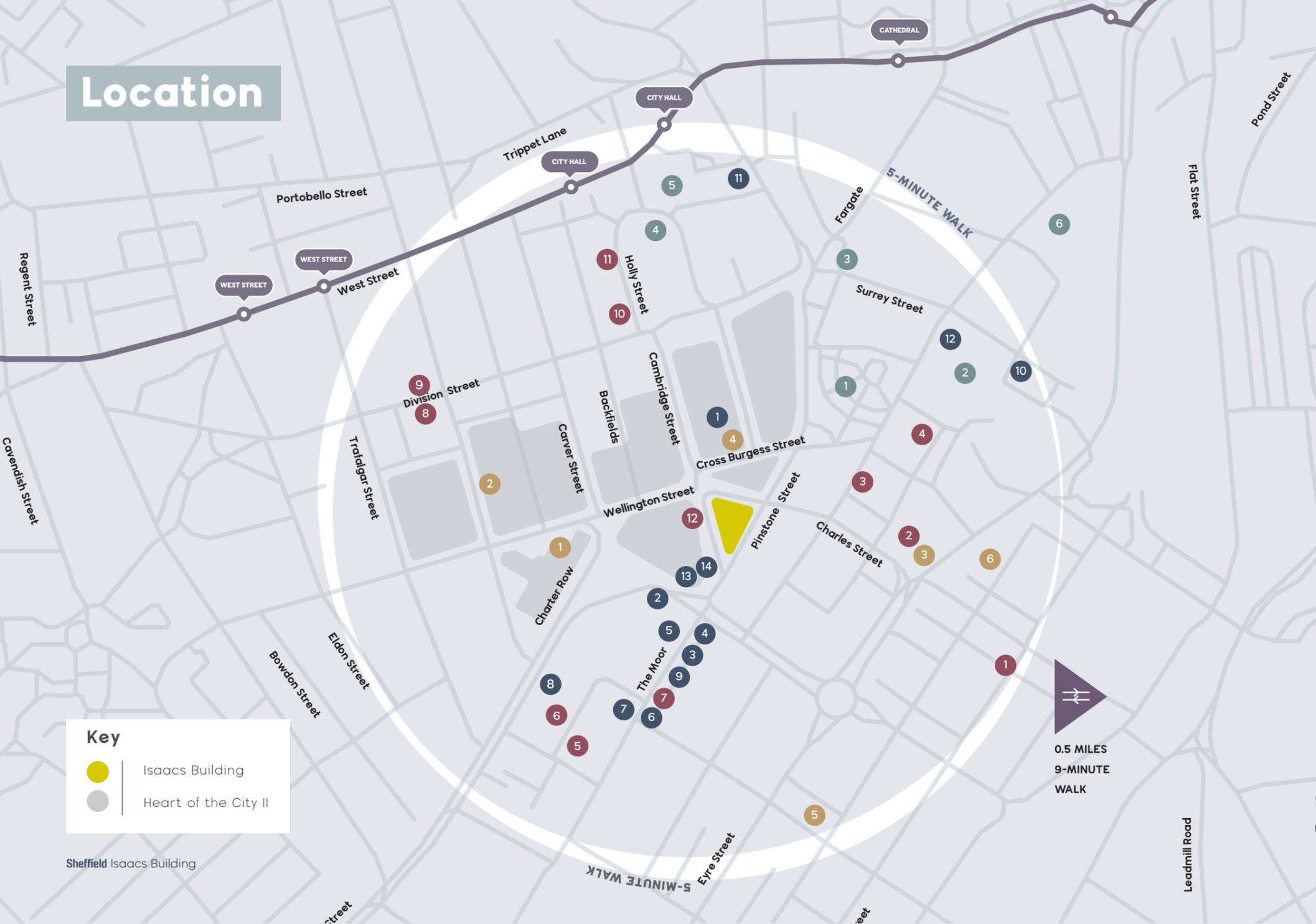
OFFICE LEVEL 7



SCHEDULE OF AREAS

OFFICE LEVEL 4-6	5,274 SQ FT	490 SQ M
OFFICE LEVEL 7	2,293 SQ FT	213 SQ M
TOTAL	39,125 SQ FT	3,635 SQ M

Location



Key

- Isaacs Building
- Heart of the City II

Sheffield Isaacs Building

Food & Drink

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

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

Transport

- Supertram
- Sheffield Train Station

* Coming soon

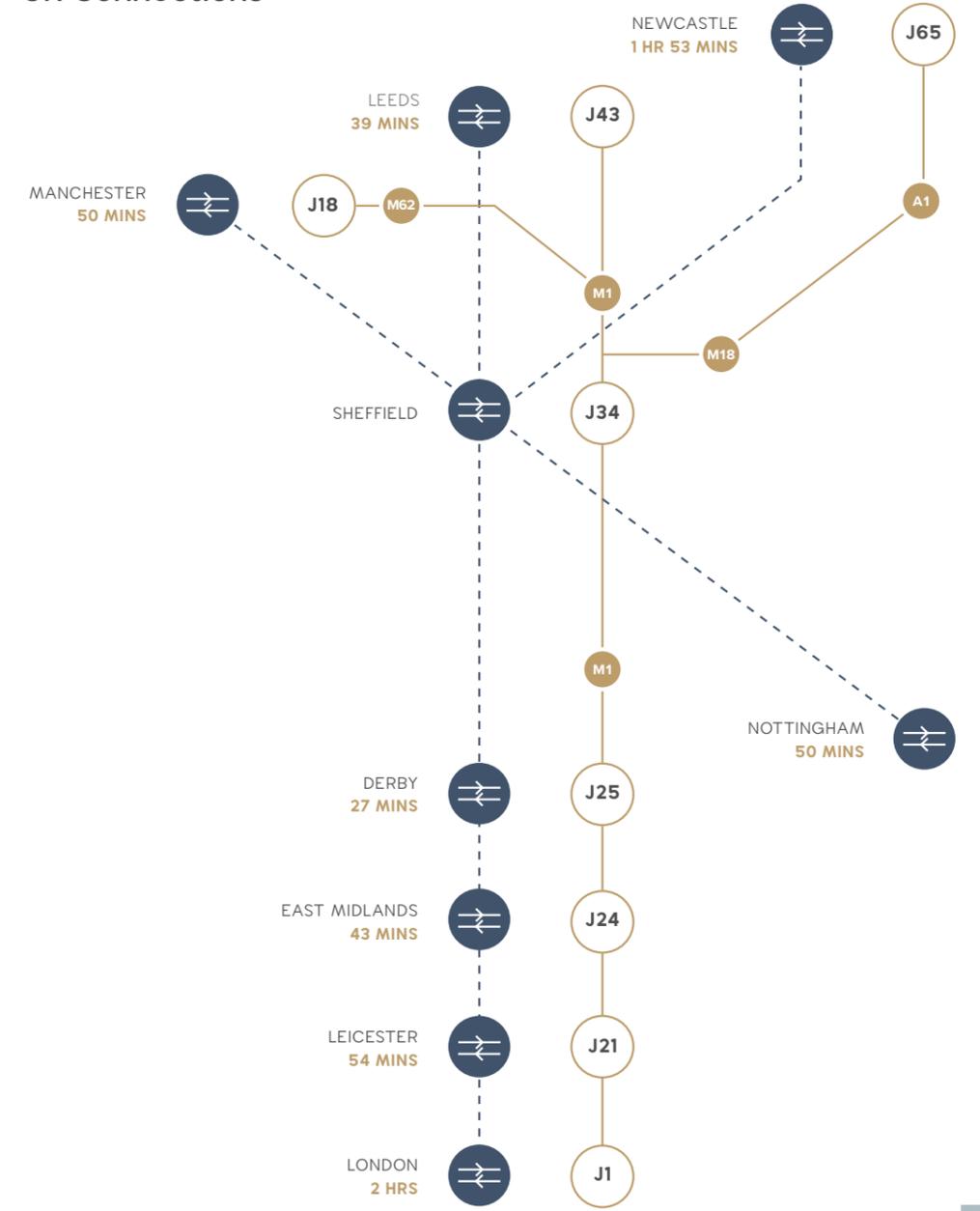
Amenities

- 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*

Landmarks

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

UK Connections



A development by



Strategic Development Partner

Queensberry

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www.heartofcity2.com

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