

A development by

urbanⁱ

Urban-i a Lazarus Company

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www.urbaniquarter.co.uk

Sheffield's vibrant new business quarter

Upto 10,000 sqft of office accommodation

Upto 12,000 sqft of retail accommodation
units from 1,500 sqft to 6,000 sqft

iquarter
Sheffield riverside

www.urbaniquarter.co.uk





A view from Blonk Bridge



A view from Blonk street junction with Wicker lane

The iquarter is a development leading the transformation of Sheffield's riverside. Its iconic 17 storey glass tower provides a landmark for this stunning £25 million scheme.

The iquarter is a mixed-use development that includes 123 apartments, up to 12,000 sqft of ground floor retail space and up to 10,000 sqft of prime office accommodation over 3 floors.

With stunning architectural detail complementing the retained grade II listed Castle House and 1800's crucible stack, iquarter is the central feature to Sheffield's riverside business district.

Leading the transformation of Sheffield's riverside



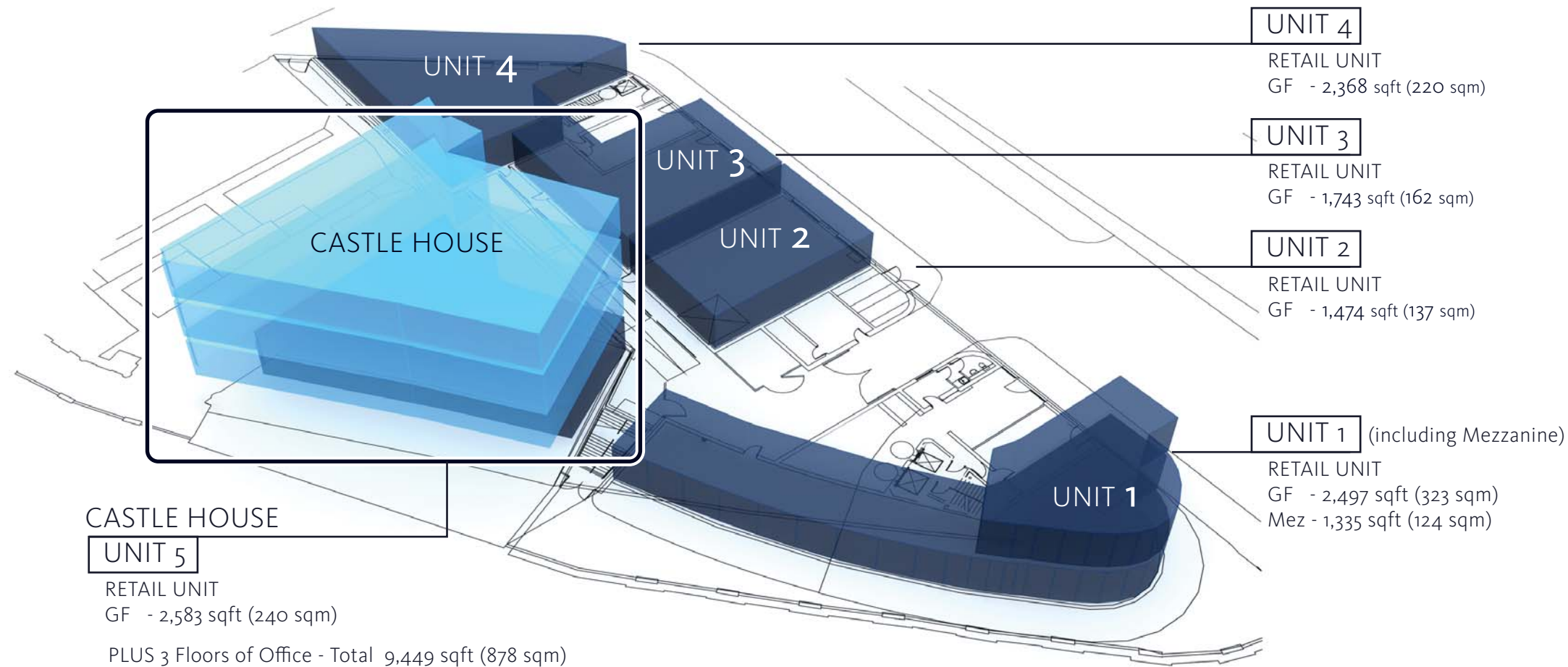
Key

1. iquarter
2. North Bank offices - Let to BDP Architects
3. Apartment scheme by Artisan
4. Irwin Mitchell Solicitors
5. Proposed new office development
6. Sheffield Crown Court
7. Public Parking
8. Park Inn Hotel
9. Hilton Hotel
10. Holiday Inn Hotel
11. Ibiza Hotel
12. Premier Inn Hotel
13. Travel Lodge Hotel
14. Home Office Relocation
15. Nabarro Nathanson Solicitors
16. HBOS PLC Regional Offices
17. Ponds Forge Leisure Complex
18. Carrillion Developments
19. Sheffield Digital Campus
20. Proposed Castle Market Redevelopment
21. Proposed 5 Star Hotel Development
22. The Crucible Theatre
23. Lyceum
24. Town Hall
25. Train Station
26. Bus Interchange & Taxi Rank
27. Supertram Terminal
28. City Library
29. New Inner Relief Road

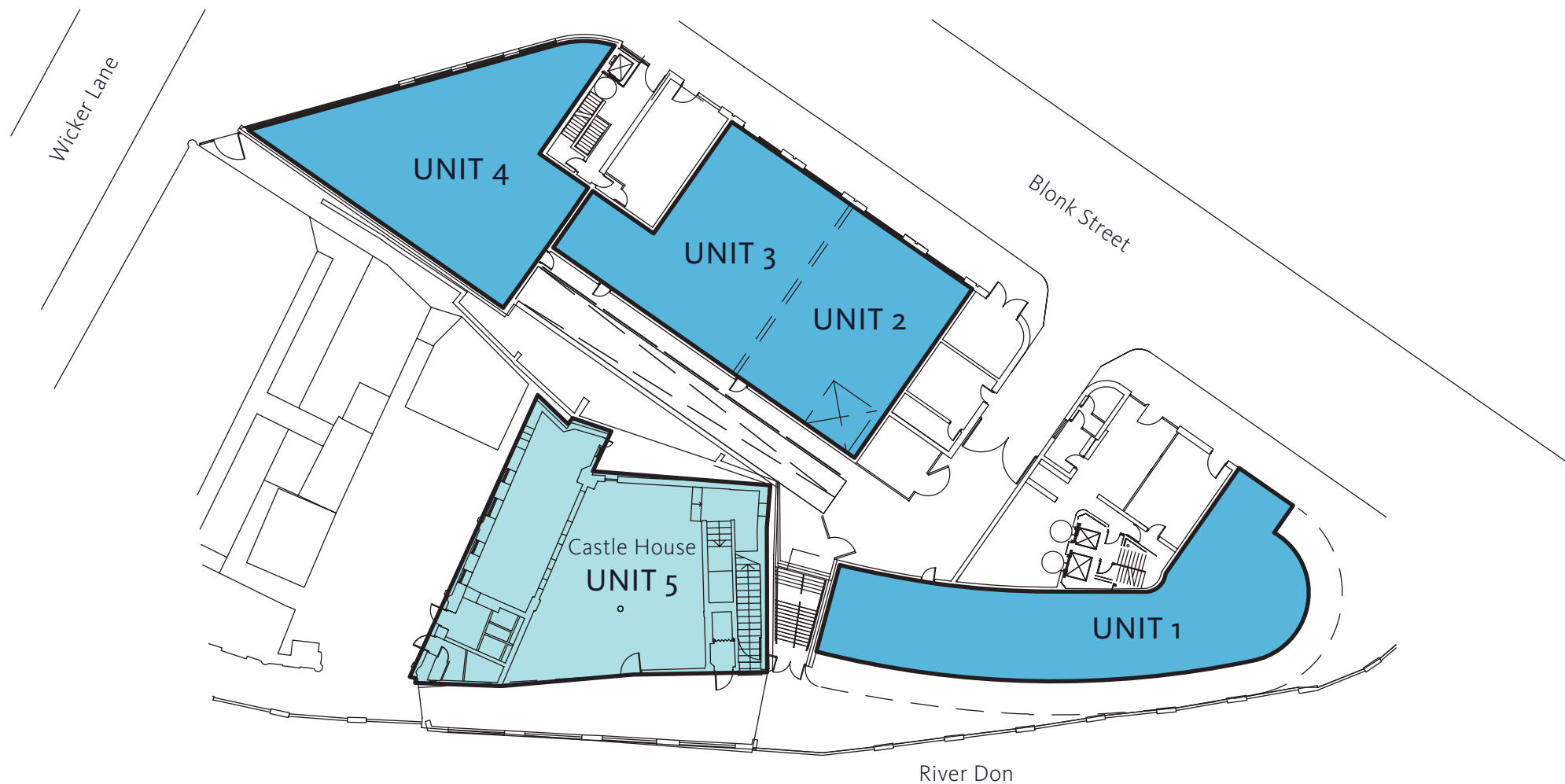
The iquarter benefits from the newly repositioned inner ring road providing easy access to the Sheffield Parkway and M1 motorway.

The key business district offers excellent facilities for staff members and visitors with access to Ponds Forge Leisure Centre and is surrounded by a number of good quality hotels including The Hilton, Macdonald St. Paul's Hotel, Holiday Inn and Travel Lodge.

The property is located 5 minutes walk from the train station and two minutes from major tram and bus networks.



iquarter - The Scheme



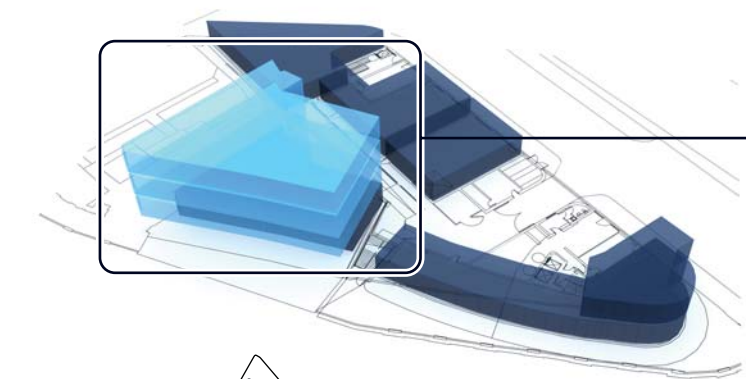
The iquarter offers a range of unique retail accommodation designed to compliment this iconic development and its surroundings.

The ground floor of the iquarter scheme offers a variety of retail units and uses. The ground floor space occupies both the new build and refurbished Castle House, details of which can be found over the page.

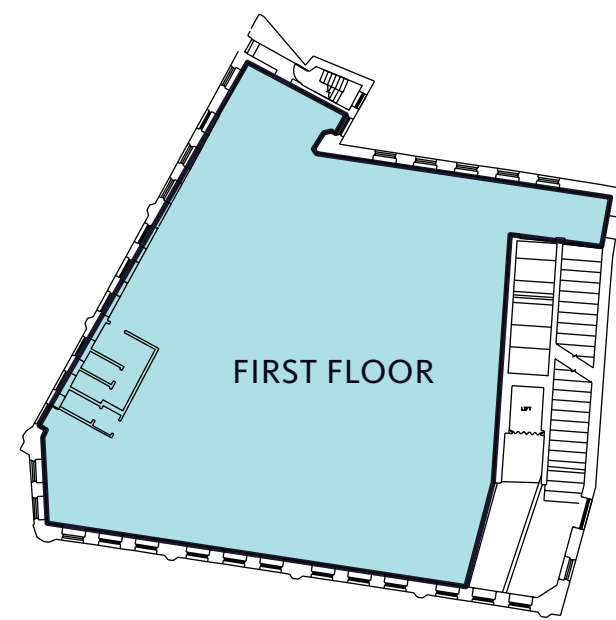
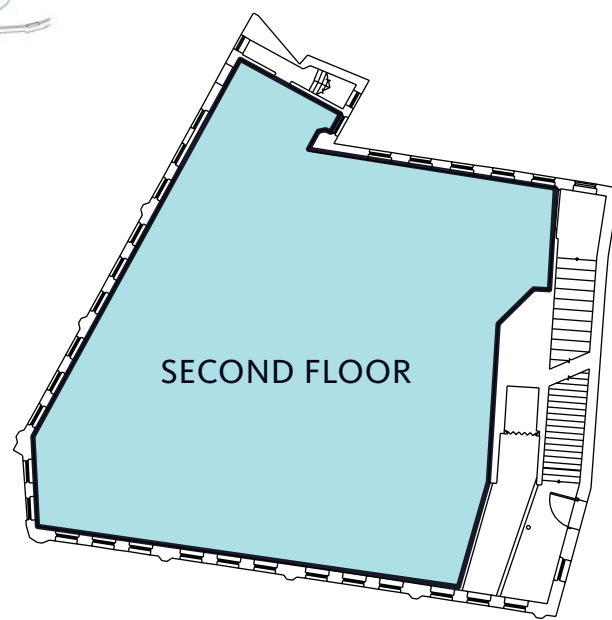
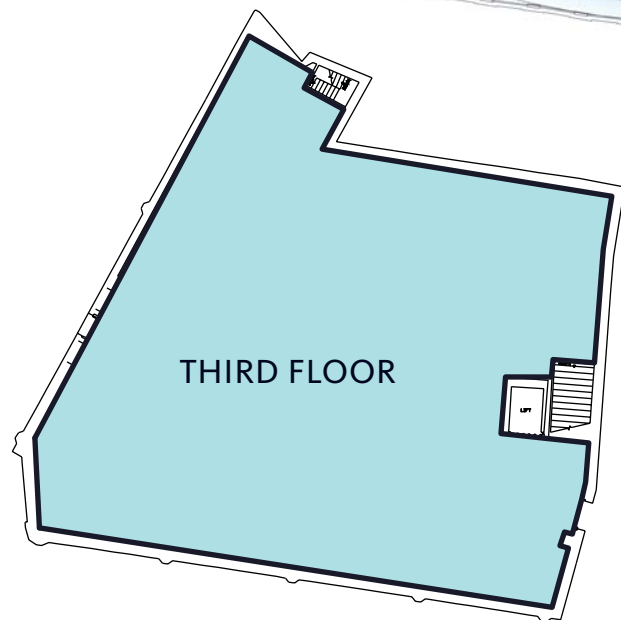
UNIT 5	UNIT 4	UNIT 3	UNIT 2	UNIT 1
A3 Bar / Restaurant	A3/4/B1 Retail/Food & Drink	A1 Retail	A1 Retail	A3 Bar / Restaurant
G F - 2,583 sqft (240 sqm)	G F - 2,368 sqft (220 sqm)	G F - 1,743 sqft (162 sqm)	G F - 1,474 sqft (137 sqm)	G F - 2,497 sqft (232 sqm) Mez - 1,335 sqft (124 sqm)

Ground Floor Retail

a range of unique retail accommodation



THIRD FLOOR	SECOND FLOOR	FIRST FLOOR
Office Space 3,239 sqft (301 sqm)	Office Space 3,164 sqft (294 sqm)	Office Space 2,583 sqft (283 sqm)



Office Accommodation over 3 floors

The grade II listed Castle House will be extensively refurbished to provide 9,449 sqft of unique office accommodation over 3 floors.

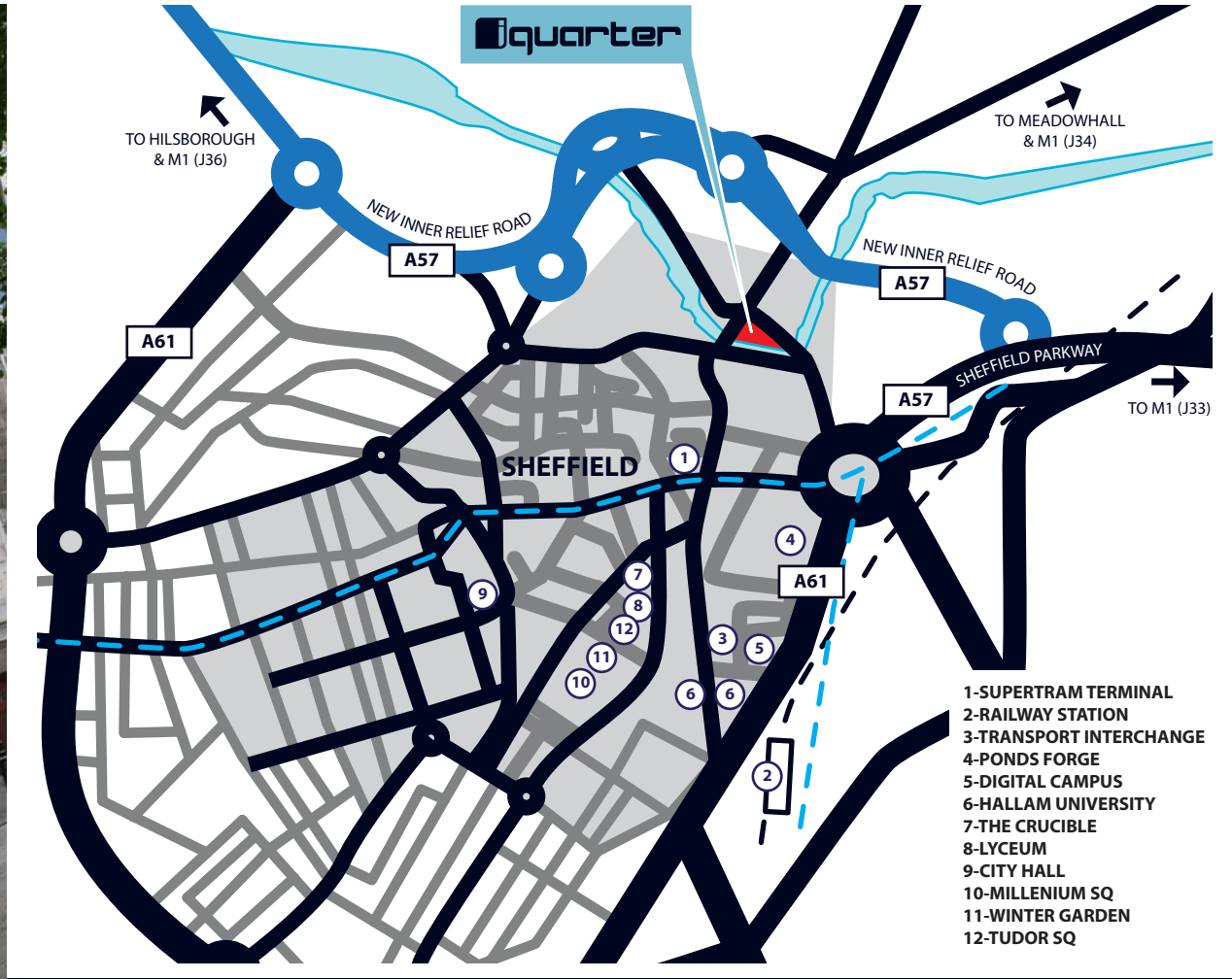
Since the early 1900s Castle House has been part of Sheffield's history. Built using the distinctive salt glazed bricks in multiple colours, the grade II listed building was built as a vertical stable. The building's low-rise stairs allowed horses to be stabled on all floors.

As part of the £25 million iquarter development, Castle House will be extensively refurbished. The building will be brought back to life, offering ground floor retail accommodation and 9,449 sqft of office space over a further 3 floors. It will take advantage of a new public space in the heart of the development and its reinstated riverside walk. Castle House can be split on a floor by floor basis, or taken as whole to suit the occupiers requirements. Apply for further details.

Castle House



The I quarter is positioned to take advantage of all that Sheffield has to offer.



The iquarter is positioned to take advantage of all that Sheffield has to offer. Central to the riverside business district, the city centre is only a few minutes walk.

Sheffield is rated as the UK's fourth largest city with a population of over 530,000. Its 2 established universities, with a student population in excess of 45,000, offer business new well trained workforce in a city that is fast becoming renowned for innovation, specialising in the medical, engineering and sport sectors. Sheffield's crime figures show that it is one of the safest city centres while its environmental record proves it to be one of the greenest cities.

Its local transport services including rail, tram and bus provide quality travel around the area, and the cities central position provides easy access to the motorway and rail network together with 3 international airports offering excellent national and international travel opportunities. The city benefits from an active leisure and entertainment industry, offering a multitude of bars, restaurants, theatres and galleries. Its retail industry is also vibrant with excellent city centre shopping and Meadowhall, one of Europe's largest retail centres only a short supertram ride from the centre. In contrast, outdoor enthusiasts will appreciate the Peak District National Park on its boundary.

Sheffield has much to offer both new and established business. The I quarter can provide a gateway to this fantastic business opportunity and be part of this vibrant city.

Location