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SHEFFIELD

CHARTER  SQUARE

NO1CHARTERSQUARE.COM

HEART OF THE CITY II

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# 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 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

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

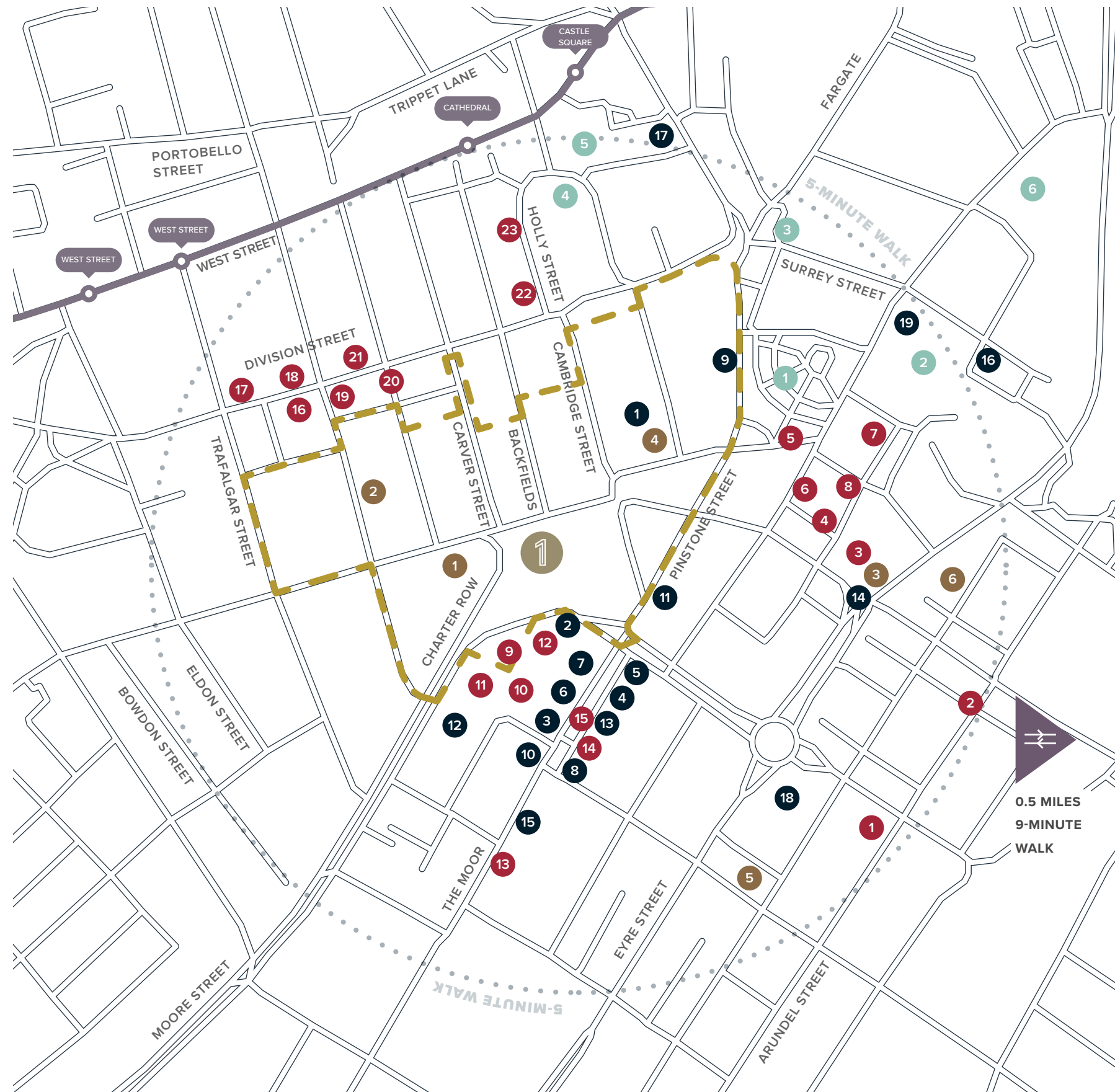
## LANDMARKS

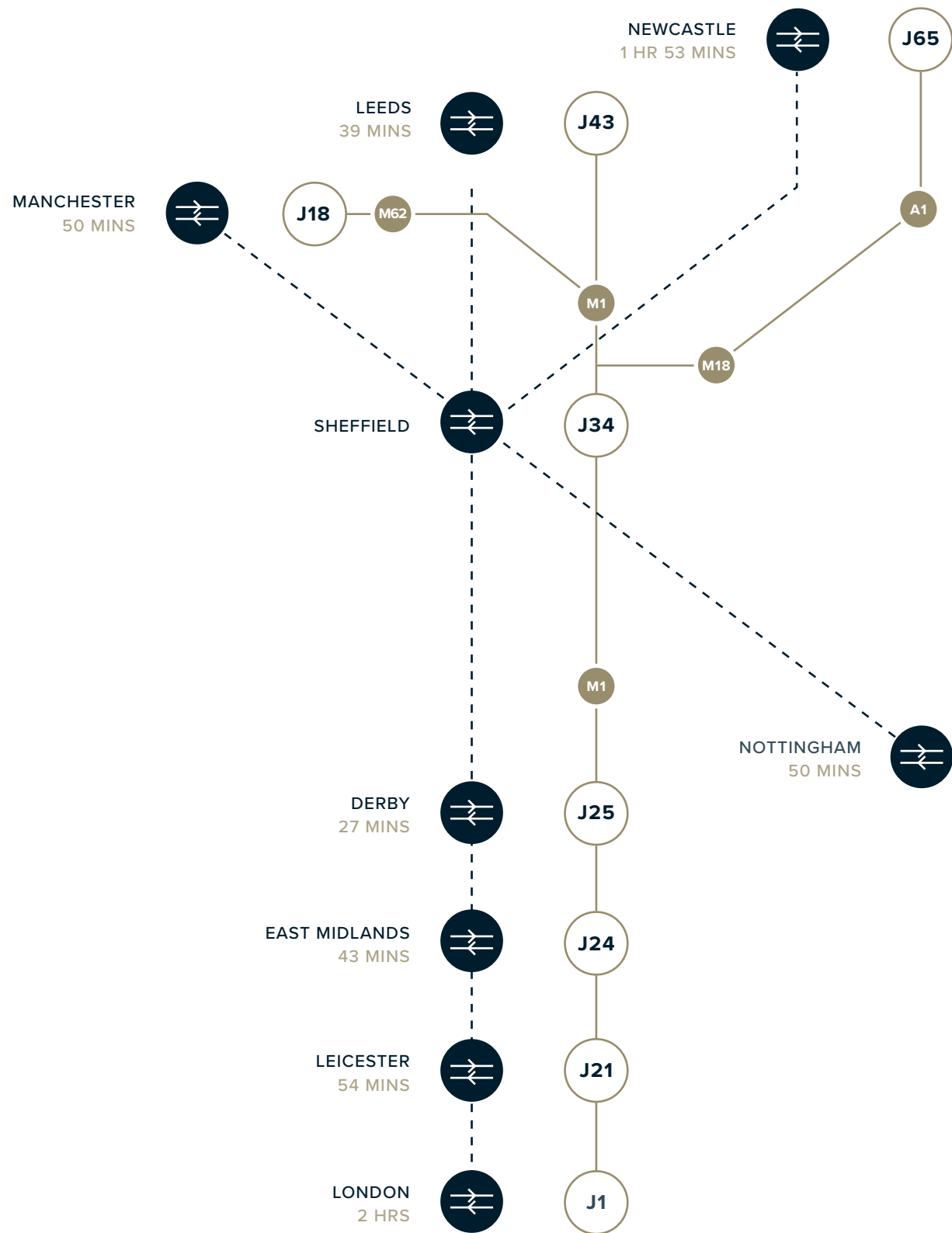
- 1 Peace Gardens
- 2 Winter Garden
- 3 Town Hall
- 4 City Hall
- 5 Leopold Square
- 6 Sheffield Theatres

## TRANSPORT

-  Supertram
-  Sheffield Train Station

\* Coming soon

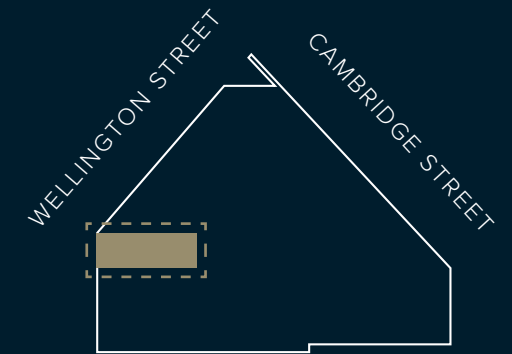




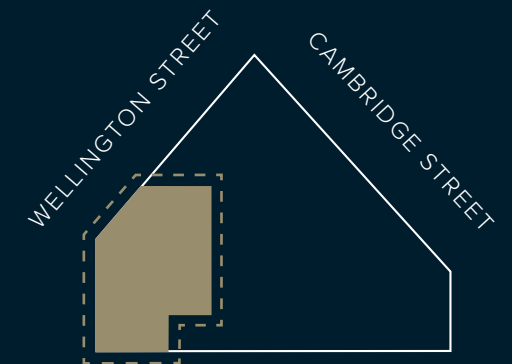
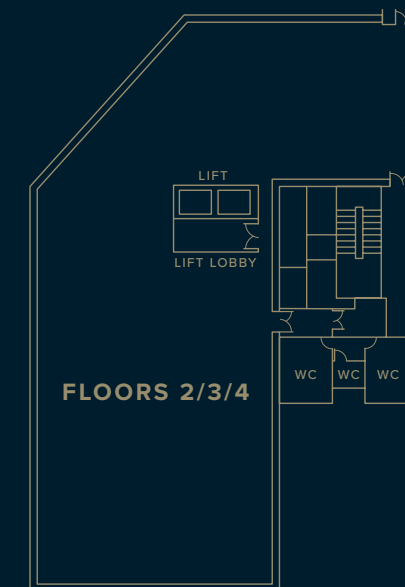


# SPECIFICATION

- + 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	SIZE (SQ FT)	SIZE (SQ M)
RECEPTION*	913	85
LEVEL 20 OFFICES	8,351	776
LEVEL 30 OFFICES	8,364	777
LEVEL 40 OFFICES	8,373	778
<b>TOTAL OFFICE SPACE</b>	<b>25,088</b>	<b>2,331</b>

\* Reception excluded from NIA floor areas.



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

## NO. 1 LETTING AGENTS

**colloco.**

Name: Tim Bottrill  
Email: [tim@colloco.co](mailto:tim@colloco.co)  
Mobile: 07810 865561  
Phone: 0114 299 3121

 **CUSHMAN &  
WAKEFIELD**

Name: Adam Cockroft  
Email: [adam.cockroft@cushwake.com](mailto:adam.cockroft@cushwake.com)  
Phone: 0113 233 8866

Name: Ross Firth  
Email: [ross.firth@cushwake.com](mailto:ross.firth@cushwake.com)  
Phone: 0113 233 7303

## A DEVELOPMENT BY



## DEVELOPMENT MANAGEMENT BY

**Queensberry**

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