

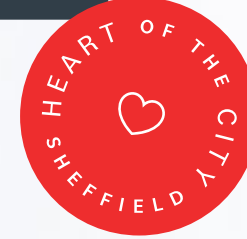
# AT HOL HOUSE

Workspace  
19 CHARLES STREET

Show me the data



# WORKSPACE THRIVE



Grosvenor House

Burgess & Athol House

Isaacs Building



# MODERN WORKSPACE INNOVATIVE & INVENTIVE

Athol House is designed to prioritise wellbeing, providing an inspirational platform both inside & outside the workspace. Developed to the highest environmental standards whilst adding striking modern architectural style to the city centre.

Green travel has been accommodated with state of the art cycle storage & facilities. We strive to give your business the opportunity to thrive in terms of performance, wellbeing & the environment.

ATHOL  
HOUSE

YARDS STORE

YARDS  
STORE

YARDS STORE





2,973 sq ft of boutique city centre  
workspace split across three floors.









LOCALE COFFEE

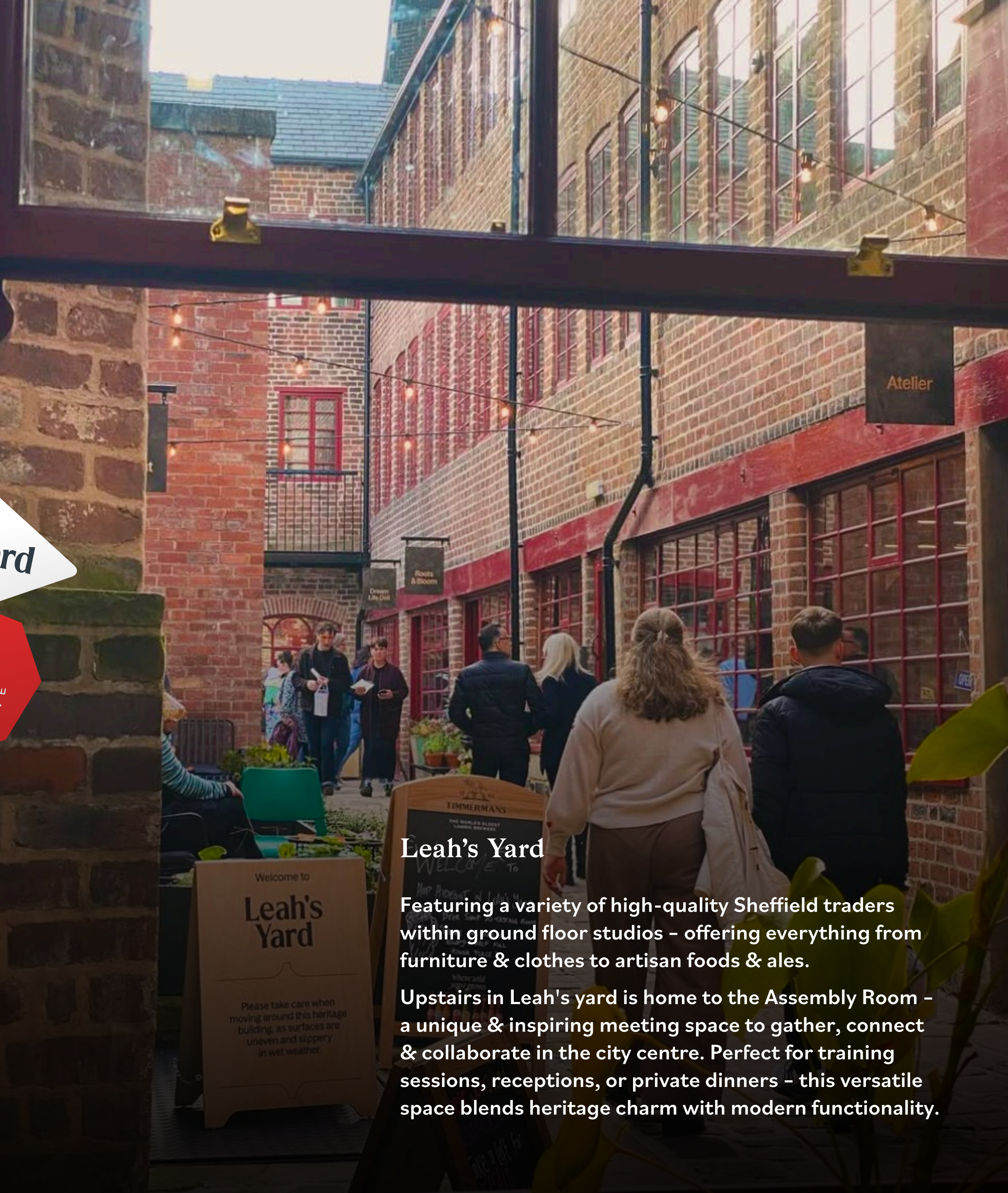
Leah's Yard



## Cambridge Street Collective

Europe's largest purpose-built food hall is now open, operated by The Milestone Group. A tasty sample includes: Unit Burger, Egg & Co, Kyoyu, El Chappo, Hungry Buddha, Baity Palestinian Kitchen, Clapping Seoul & much more.

Cambridge Street Collective also provides a flexible workspace offering alongside the food hall offer - creating a true multi-functional hub space for the city centre.



## Leah's Yard

Featuring a variety of high-quality Sheffield traders within ground floor studios - offering everything from furniture & clothes to artisan foods & ales.

Upstairs in Leah's yard is home to the Assembly Room - a unique & inspiring meeting space to gather, connect & collaborate in the city centre. Perfect for training sessions, receptions, or private dinners - this versatile space blends heritage charm with modern functionality.





Devonshire Green

Orchard Square

FARGATE

DIVISION STREET

DIVISION STREET

DEVONSHIRE LANE

Kangaroo Works

Carlisle House

Cubo

38 Carver Street

Pound's Park

Stirrings Place

Leah's Yard

Elshaw House

DLA PIPER  
Turner & Townsend

Coalpit Yard

Bethel Chapel

CAMBRIDGE ST  
COLLECTIVE

COLES Store

BOX

The Gaumont

Radisson BLU

BARCLAYS

Peace Gardens

Winter Gardens

WELLINGTON STREET

Cutler's Corner

WELLINGTON STREET

Five Ways

Burgess House

Laycock House

ATHOL HOUSE

HSBC UK

CMS  
law-tax-future

Henry Boot

Taylor  
Emmet

Isaacs Building

PINSTONE STREET

CHARLES STREET

NORFOLK STREET

ST PAUL'S PLACE

ARUNDEL GATE

CHARLES STREET

ARUNDEL GATE

FURNIVAL GATE

THE MOOR

FURNIVAL GATE

CHARTER ROW

Charter Square

ROXY

Telephone House

A49 Spaces

Westfield Health

TRAPALGAM STREET

MILTON STREET

ELDON STREET

WELLINGTON STREET

TRAPALGAM STREET

ELDON STREET

DEVONSHIRE STREET

ROCKINGHAM STREET

CARVER STREET

BACKFIELDS

CAMBRIDGE STREET

BURGESS STREET

PINSTONE STREET

SURREY STREET

NORFOLK STREET

FITZWILLIAM STREET

BOWDEN STREET





**THE HEART OF SHEFFIELD**  
**HAS SHEFFIELD AT ITS HEART**

We are a city built on character & an independent spirit, warm & welcoming, communities that work together in a very natural way.







# SUSTAINABILITY & CUSTOMER EXPERIENCE GUIDE DECISIONS & DESIGN

Throughout the individually designed & repurposed buildings, Heart of the city follows the open historic streetscape, to ensure the mix of mixed uses integrate with & connect to the city & its community.







"We are thrilled to welcome guests to our stunning property where history meets hospitality. As part of the Heart of the City regeneration project, the hotel plays a pivotal role in shaping the city's new identity while staying true to its roots."

Valerie Donaldson, General Manager



"I've spent some time in Sheffield and I like the way it feels. There's a nice vibe to it and it's up and coming with the amazing regeneration that's taking place here, it also makes sense for us to be here because it's quite an outdoorsy place with the Peak District on your doorstep."

Darren Broom, Head of Retail & Store Manager



"We have chosen Sheffield for our next venture as it's a fantastic city with a vibrant and diverse culture. We feel that there is a great opportunity to provide the local community with a 'go to' place to shop for quality, durable fashion."

Manish Patel, Director

**THE CREAM STORE**

**THE HEART OF SHEFFIELD  
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**Taylor  
Emmet**

"This move not only provides us with a larger, state-of-the-art workspace, but also places us at the heart of Sheffield's vibrant and transformed city centre. The exceptional amenities and green credentials of Elshaw House will undoubtedly enhance our team's productivity and overall work experience."

Chris Sargent, Managing director of real estate UK at Turner & Townsend



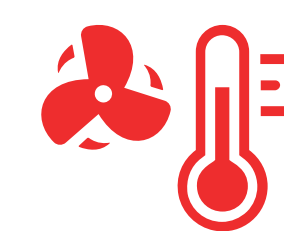
"It's wonderful to be bringing Pret back to Sheffield city centre and creating 15 new jobs in the local area. We're delighted to be opening a spacious new shop in the Heart of the City development, perfect for customers grabbing a bite on-the-go or sitting in to enjoy their Pret favourites."

Guy Meakin, UK Shops & Franchise Director





Technical details & unique features



Air conditioning throughout



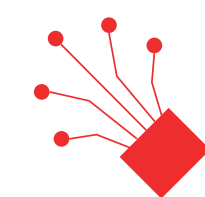
Connects directly to quality public realm



Quality changing & shower facilitates



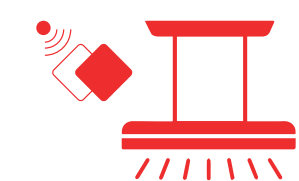
Retail on the ground floor



Fibre data connectivity



Secure basement cycle storage & drying room



PIR light sensors & LED lighting



Full access raised floors, allowing flexible cable delivery



EPC Rating B



24-hour building access



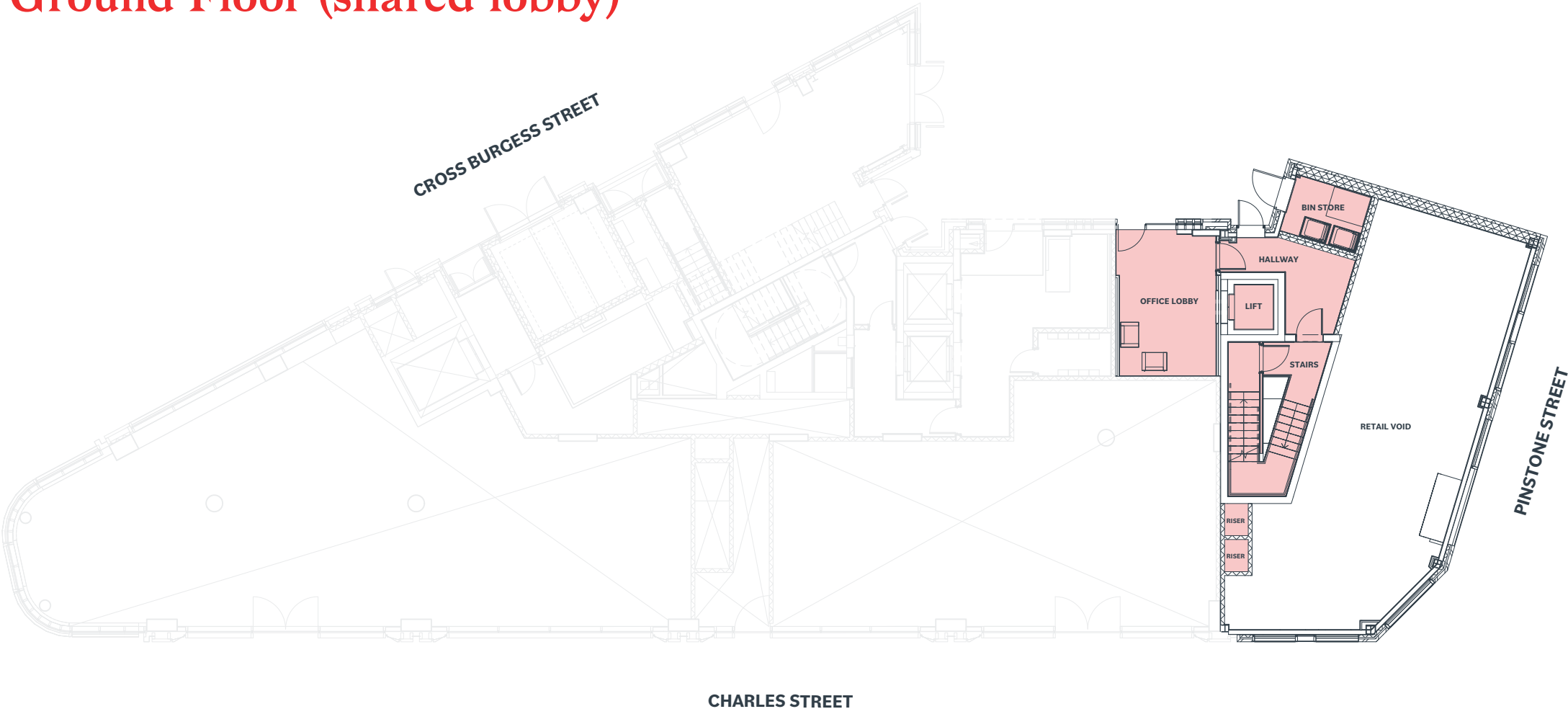
DDA compliant facilities located across all floors





Available floors

Ground Floor (shared lobby)



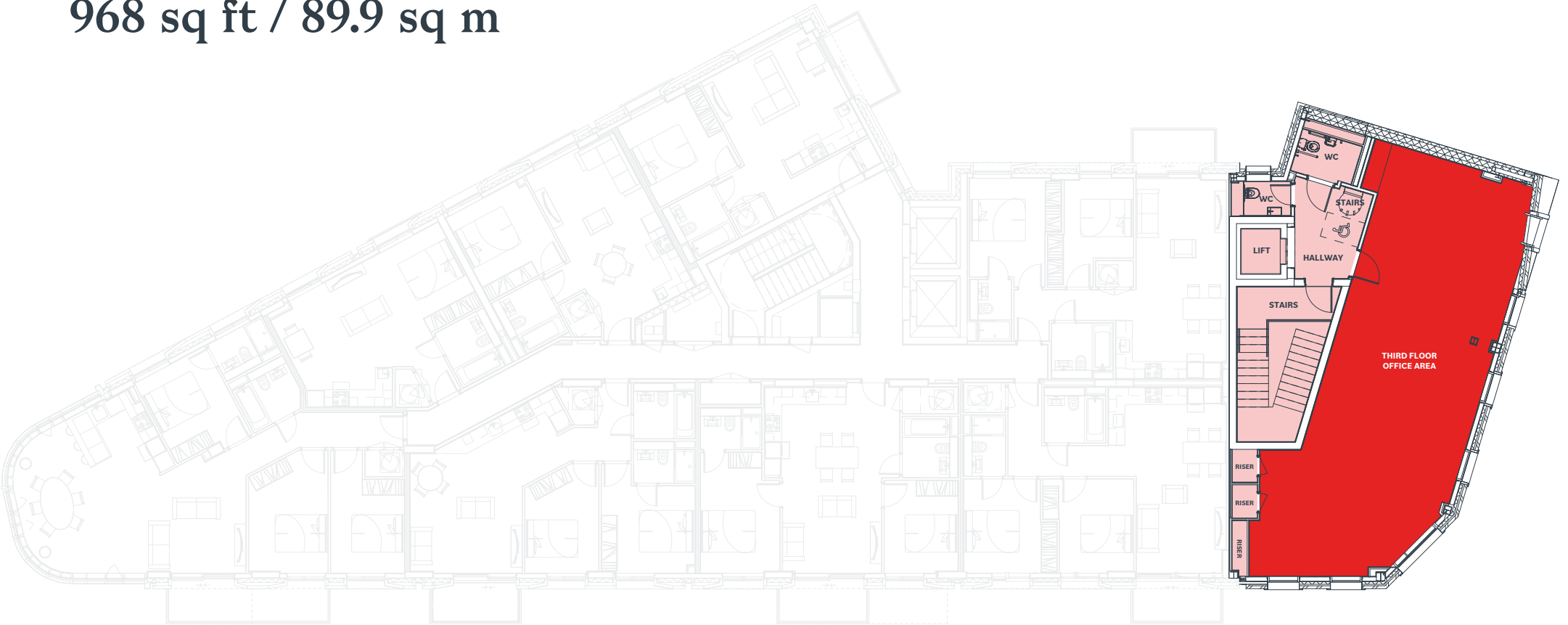
First Floor  
1,035 sq ft / 96.2 sq m



Second Floor  
970 sq ft / 90.1 sq m



Third Floor  
968 sq ft / 89.9 sq m





Schedule of accommodation

Floor	Status	Size (sq ft)	NLA (sq m)
First Floor	Available	1,035	96.2
Second Floor	Available	970	90.1
Third Floor	Available	968	89.9
Total		2,973	276.2



Indicative financial details (subject to contract)

**Landlord**  
Sheffield City Council

**Demise**  
The building is available on a floor by floor basis or as whole.

**Rental**  
£24.50 per sq ft based on NIA floor area.

**Incentive**  
Rent free periods available depending on lease term.





Contact the leasing team for more information:

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Smith  
Hampton

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[heartofsheffield.co.uk](http://heartofsheffield.co.uk)

A Development By:



Strategic Development Partner:

Queensberry