

NEW ERA SQ SHEFFIELD

A vibrant new destination in Sheffield.
Striking offices, shops, restaurants and living
accommodation around an amazing new plaza.

Work.Play.Live.



Overview



A place to work, play and live, New Era Square brings together business, retail, food, leisure, student accommodation and private apartments.

Sheffield welcomes a vibrant new destination, close to the city centre yet with a community all of its own.

At the heart of New Era Square lies a pedestrianised central plaza. This cosmopolitan space, with offices, shops, restaurants, cafes and more, unites the business and residential communities living and working in this striking modern development.



Masterplan

Work

Built for business, our new state-of-the-art office building provides 6 floors of flexible Grade A office space, with all the amenities of the new plaza on hand for your workforce.



Live

As well as being a home-from-home for 650 Sheffield students, our accommodation offers 12 luxury private apartments and 2 stunning penthouses with views across the city.



Play

A vibrant landscaped square offers a welcoming space to catch up, relax and socialise, with an array of new shops, cafes, restaurants and other business units.



88 secure underground car parking spaces accessed via Arley St (S2 4QP)

Location

A 21-storey tower creating a distinctive new landmark on the city skyline.

Setting the scene in this rapidly developing part of the city, New Era Square is perfectly placed on the ring road where St Mary's Gate meets Bramall Lane.

As well as all the amenities on-site, nearby London Road and Ecclesall Road boast an eclectic collection of local cafes, restaurants and shops. Sheffield City Centre is just a stroll away too, offering arts and entertainment, hotels, shopping and more.

Links to the rest of the city and further afield are a breeze, with easy access to Sheffield mainline station, and London just 2 hours away by train.

Bramall Lane, the stadium of newly promoted Premier League football team Sheffield United, is just 2 minutes' walk away too.

Home to high-quality, purpose-built student accommodation, this area is popular with students and both universities are less than a mile from New Era Square.



30,000 people live within a 15 minute walk radius.

An average of **50,727 motor vehicles** drive on the ring road past the site on a daily basis.

Work

- 1 Portergate Offices
- 2 Sheffield City Council
- 3 City Gate Offices
- 4 Digital Campus

Play

- 1 Bramall Lane, Sheffield United
- 2 Nuffield Health Gym
- 3 Cafe Nero
- 4 Peace Gardens
- 5 St Paul's Place
- 6 Winter Gardens
- 7 Sheffield Theatres
- 8 London Road Restaurants
- 9 Copthorne Hotel
- 10 Premier Inn
- 11 Ibis Hotel
- 12 The Beer Engine
- 13 Ecclesall Road Restaurants
- 14 Jury's Inn
- 15 The Leadmill
- 16 Cinema and Restaurants

Live

- 1 2 Unite Students
- 3 Sheaf Island Residential Apartments
- 4 Velocity Apartments
- 5 Decathlon
- 6 Aldi
- 7 Sainsbury's Local
- 8 Waitrose
- 9 Marks & Spencer Foodhall
- 10 Moor Market
- 11 Sainsbury's
- 12 Debenhams
- 13 John Lewis
- 14 Fargate Retail
- 15 Ecclesall Road Retail
- 16 Division Street Retail

	Train	Drive	Walk
Leeds	39 min	52 min	—
Manchester	47 min	1h 15 min	—
London	2h 7 min	3h 29 min	—
Sheffield Train Station	—	3 min	15 min
City Centre	—	3 min	15 min
Moor Shopping	—	—	5 min

With 21-storeys at its highest elevation, New Era Square is an iconic addition to the Sheffield skyline.



Work

A landmark office building at the heart of New Era Square. Modern open plan floors with basement parking and stunning views over Sheffield.

Our unique plaza, with its mix of retail, food and drink outlets, allows you to step out of the office into an inviting, cosmopolitan space.



Office Space

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Make your mark in Sheffield’s new landmark office space, in the final piece of the New Era Square development.

Choose from 6 upper levels, and find out about bespoke fit-out packages for your business. The building is available to let, take a whole floor or just part of a floor. Further details on request from the agents.



On-site Now
Completion
Summer 2020

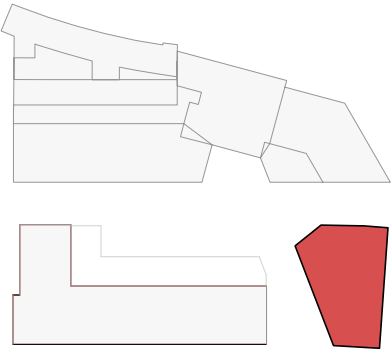
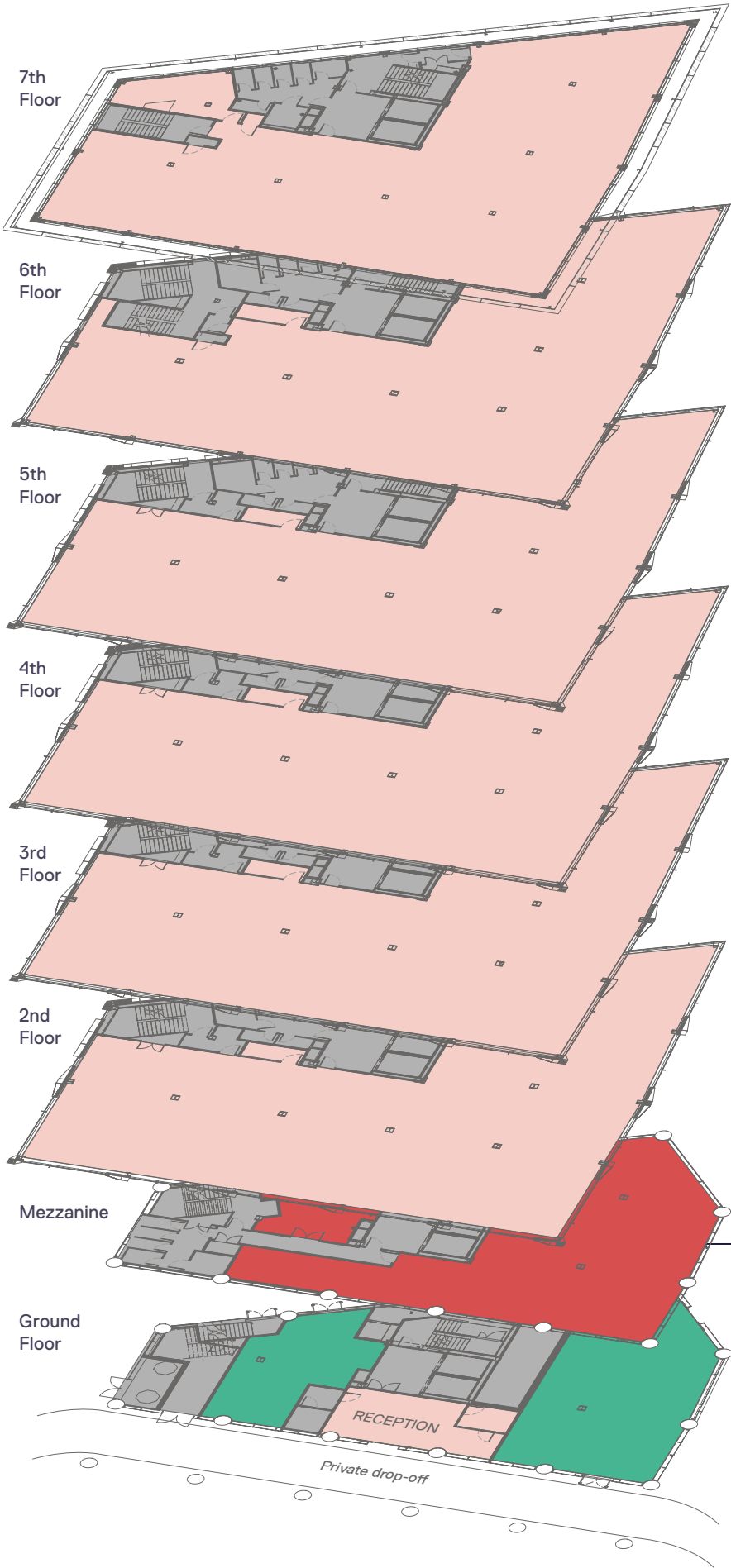
Floor	Sq Ft	Sq M	Availability
G	529.6	49.2	Reception
M	2,857	265.4	CUBI
2nd Floor	6,466	600.7	Available
3rd Floor	6,489	602.8	Available
4th Floor	6,491	603	Available
5th Floor	6,491	603	Available
6th Floor	6,343	589.3	Available
7th Floor	5,624	522.5	Available

* Areas provided from architect drawings.
** Areas are provided on a net internal area basis

- Specification
- High quality Grade A offices
 - Developed around a unique vibrant plaza
 - Well-connected destination in walking distance of the city centre
 - Impressive ground floor reception
 - Dedicated drop off facility in front of reception
 - Undercroft managed car-parking with some dedicated spaces for office tenants
 - Secure basement cycle storage with associated changing and shower facilities
 - Lifts x 2
 - Disabled WC facilities
 - Fully fitted unisex WC’s and shower on each floor
 - Shell accommodation for tenant fit-out or:
 - Cat A landlord fit-out:
 - Level raised access floor
 - Air conditioning
 - LED lighting
 - Floor mounted power & data sockets
 - Ability to sub-divide floors into small tenancies
 - Capped, water, electric, drainage and telecom services at 2 locations on each floor
 - Fibre optic infrastructure for high speed internet
 - 2 dedicated phone lines to each floor



Indicative Floor Plans 5,600 Sq Ft – 6,437 Sq Ft



The mezzanine level will be occupied by the Chinese UK Business Incubator (CUBI). This is a not-for-profit organisation that facilitates trade between the UK and China. It offers support, advice and business connections for existing and new companies. The facility includes serviced office space, meeting rooms and an informal coffee and meeting area.

Play



Our open air, central plaza is space dedicated to socialising, relaxing, and enjoying life.

You'll find a mix of retail, food and drink and other outlets fronted onto the square. With varied sizes and offerings, they'll reach the local business and student market as well as appealing to the wider population of the city.

Retail and Leisure Units

A range of restaurant/retail opportunities, fronting an open plan landscaped Square with outside seating.

With a thriving community of business people, students and residents, the vibrant new development offers a variety of opportunities. Units range in size, and are all A1, A2, A3, A4 and A5 consented.

Spacious units with a clear height of between 4.5 and 6 metres, with 2 units large enough to accommodate a mezzanine. All units are in 'shell condition' with capped services so you can add your own stamp.

- Specification
- All units will be finished to shell with full height glazed frontages
 - Capped services including electricity and internet connection (Gas on phase 2 units)
 - All units have extract access via the service risers
 - Tenants are able to undertake fit-outs to their requirements
 - Large units have rear servicing
 - The plaza will be complete by Summer 2020



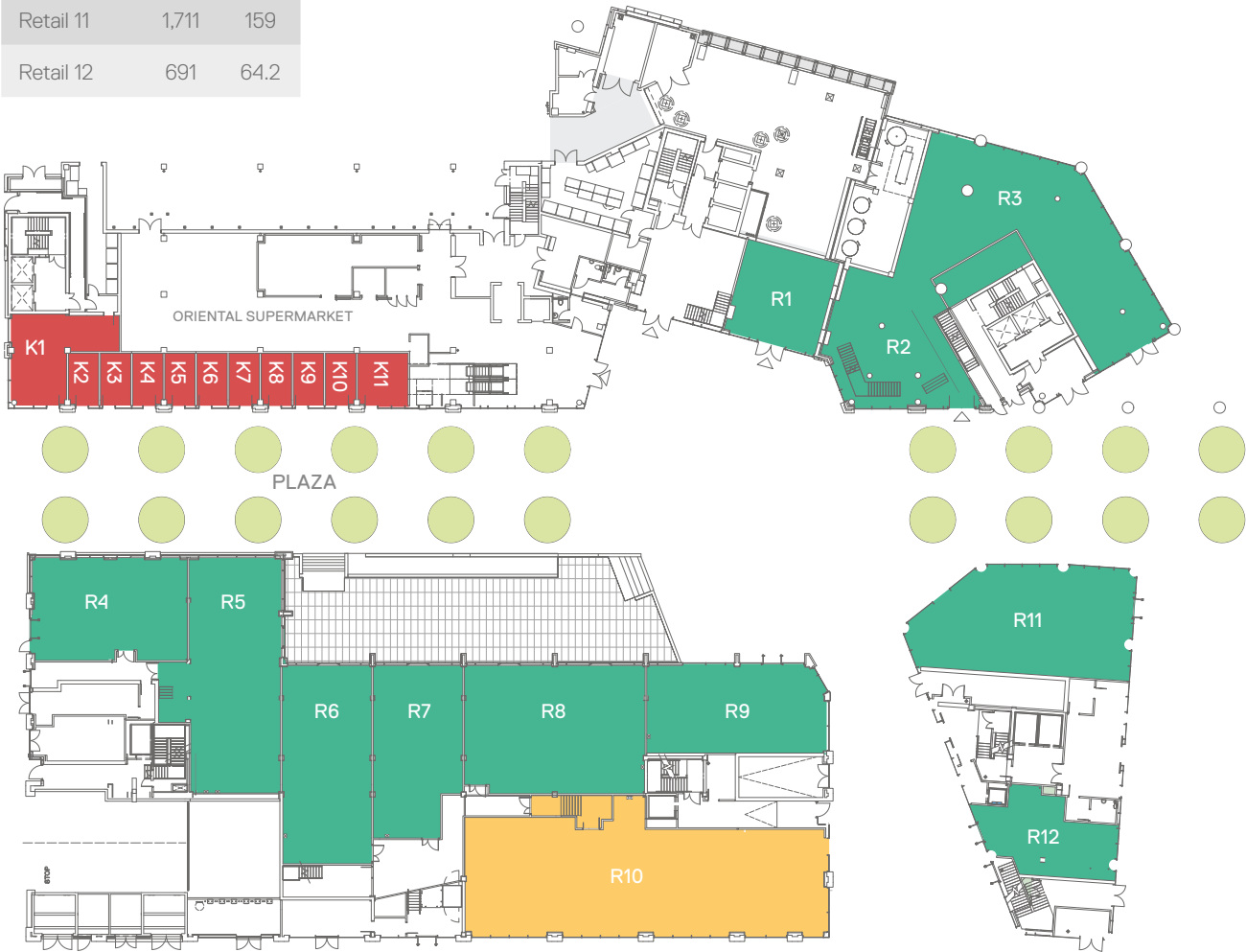
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Retail units 717 Sq Ft – 3,469 Sq Ft

Breakdown of available space (gross internal area):

Unit	Sq Ft	Sq M	Unit	Sq Ft	Sq M	Unit	Sq Ft	Sq M
Retail 1	717	66.6	Kiosk 1	550	52	Kiosk 6	129	12
Retail 2	1,522	141.4	Kiosk 2	126	11.7	Kiosk 7	126	11.7
Retail 3	2,297	213.4	Kiosk 3	129	11.9	Kiosk 8	126	11.7
Retail 4	1,259	117.2	Kiosk 4	126	11.7	Kiosk 9	129	12
Retail 5	1,896	176.1	Kiosk 5	126	11.7	Kiosk 10	126	11.7
Retail 6	1,442	134				Kiosk 11	215	19.8
Retail 7	1,173	109						
Retail 8	1,860	172.8						
Retail 9	1,251	116.2						
Retail 10	3,478	323.1						
Retail 11	1,711	159						
Retail 12	691	64.2						

* Areas are provided by architect.



- LET
- LET (Subject to contract)
- Available

Live

Student living has never looked so good, with accommodation for 650 students in New Era Square.

Situated less than a mile from both Sheffield's universities, in an area with a thriving student community living in purpose-built accommodation, this is an ideal place to study, relax, live and explore.



Live
—

A world of excitement for students from far and wide.

The plaza is a great place to connect. It brings together up to 650 students from our student accommodation (around 90% from overseas) with those in the offices and private apartments on-site. Locally, there's a vibrant community of around another 2,000 students as well. There's a medical centre and cashpoints already on-site to serve some of their needs.

The dynamic vibe makes the area a bedrock for innovation, entrepreneurs and start-ups, with a pool of part- and full-time talents. It's a community that demands high quality food, drink and lifestyle offerings, as well as providing opportunities for ancillary education services.



Unit Type	Sq Ft	Sq M
En Suite	151-291	14-27
Cosy Studios	237-270	22-25
Standard Studios	270-301	25-28
Deluxe Studios	290	27
Premier Studios	344	32
One Bedroom Apartment	344-463	32-43
Two Bedroom Apartment	614	57





↑ Cathedral Quarter
Devonshire Quarter
← Bramall Lane ⚽
Heart of the City →
The Moor

TO LET



For further information, or to arrange a viewing, please contact our agents:



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