ARCHWAYS
SHEFFIELD

A Distinctive Place to Trade

Retail & commercial opportunities
18 Leadmill Rd, Sheffield City Centre,
Sheffield S1 4SG

11 Ground-Floor Units

258–2,507 Sq Ft



PROPOSED SCHEME / ILLUSTRATIVE VISUAL



Architecture with character

A proposed collection of ground-floor retail and commercial spaces at Archways, Sheffield. A range of unit sizes creates opportunities for independent businesses and established operators alike.

The proposals bring together commercial accommodation, outdoor seating and adjoining student residential uses, with brick arches and glazed frontages defining the visual ambition for the scheme.

11
PROPOSED UNITS

13,351
SQ FT TOTAL GIA

258–2,507
SQ FT UNIT RANGE



A New Outlook

Glazed frontages.
A considered setting.
A range of spaces.

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The Refurbishment Proposal

The proposed works include external glazing and doors, landscaping, mechanical and electrical installations, internal finishes and flooring.

Final specification, handover condition, completion programme and unit availability are to be confirmed. The imagery illustrates the proposed character of the scheme.

Space for Your Next Chapter

From a neighbourhood coffee shop to a studio or everyday retail offer, the proposed mix gives businesses room to find their place.

- Coffee shops
- Food & Beverage
- Convenience retail
- Salons & services
- General retail
- Studios & workspace
- Health & Wellbeing

Potential uses are indicative and subject to the necessary permissions and landlord agreement.



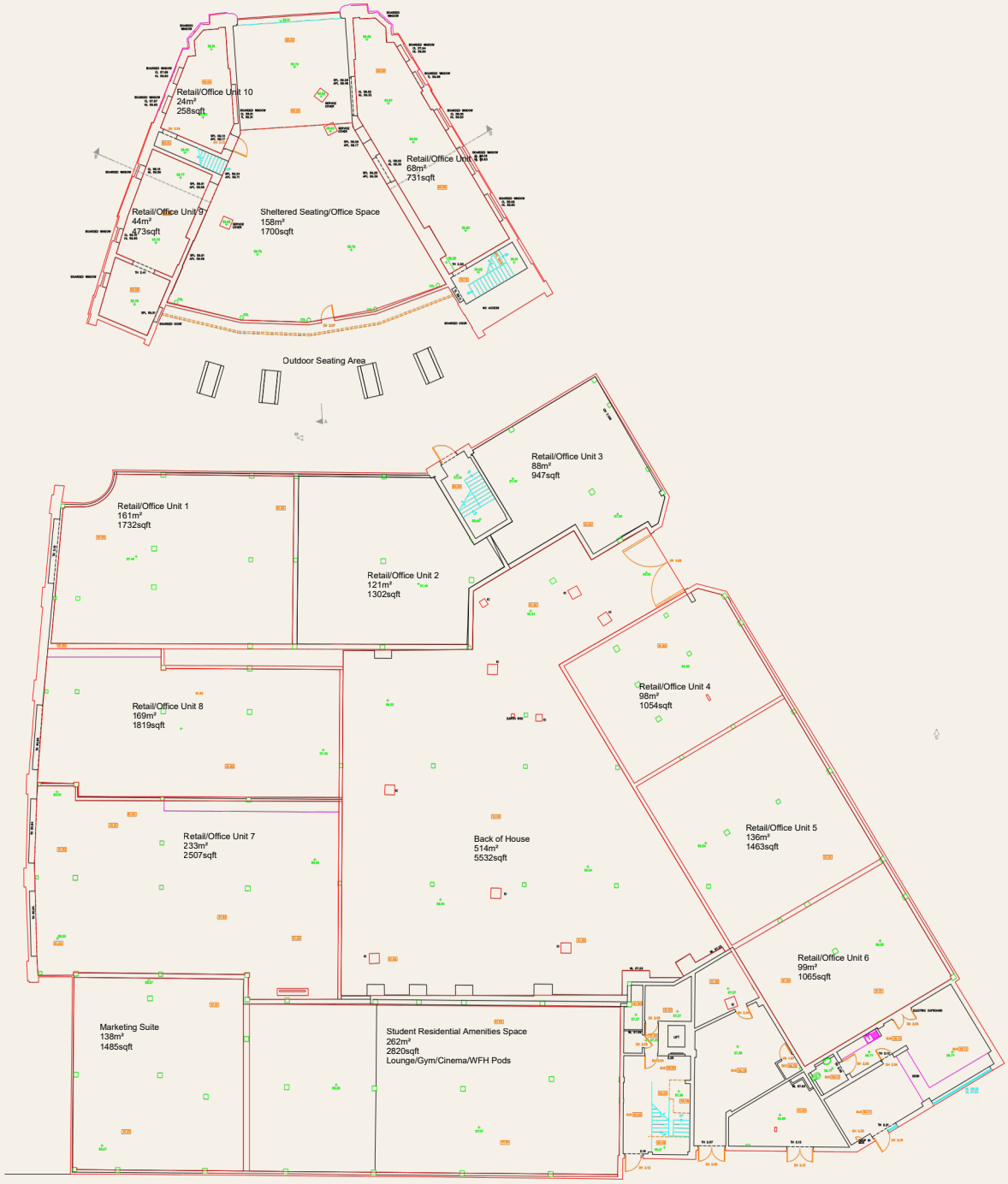
Room to Come Together

A proposed courtyard and outdoor seating area create space to pause, meet and spend time.



The Proposed Layout

GROUND FLOOR
11 RETAIL & OFFICE UNITS



Units 1–8 occupy the larger footprint; units 9–11 sit within the smaller footprint alongside the sheltered seating / office area.

Ancillary, marketing and student amenity areas are excluded from the commercial unit schedule.

A Short Walk. A World of Connections

18 Leadmill Road, Sheffield, S1 4SG

ARCHWAYS / SHEFFIELD / RETAIL OPPORTUNITIES

5min

Approx. a 5min walk to Sheffield railway station



Find Your Space

Eleven proposed ground-floor units, from compact premises to larger retail and commercial spaces.

258–2,507

Areas are reproduced from the supplied accommodation schedule and expressed as gross internal area (GIA). Measurements are indicative and subject to verification.

UNIT	GIA / SQ M	GIA / SQ FT
01	161	1,732
02	121	1,302
03	88	947
04	98	1,054
05	136	1,463
06	99	1,065
07	233	2,507
08	169	1,819
09	44	473
10	24	258
11	68	731
TOTAL	**1,241**	**13,351**



Let's Talk Archways.

For further information, availability and viewing arrangements, contact the appointed letting agent.

colloco.

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