

NEW ERA SQ SHEFFIELD

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.





A vibrant destination in Sheffield, 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, medical centre and more, unites the business and residential communities living and working in this striking modern development.



Location

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

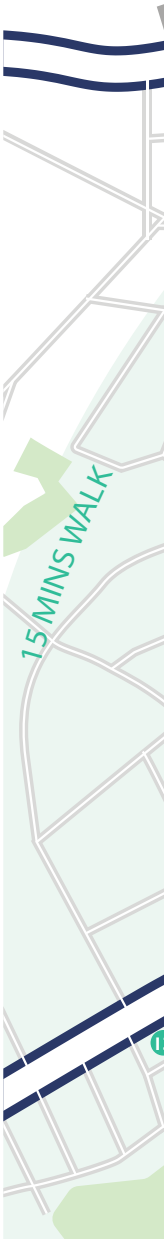
New Era Square is perfectly placed on the ring road where St Mary's Gate meets Bramall Lane.

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 the 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.

	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

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 DoubleTree by Hilton
- 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
- 17 Radisson Blu

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 Cambridge Street Collective
- 13 Fargate Retail
- 14 Ecclesall Road Retail
- 15 Division Street Retail

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





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.



Work



Office Space

Make your mark in Sheffield's landmark office space.

Flexible Workspace Solutions in a Prime Location

Available to let as whole floors or subdivided units, tailored to suit your operational needs. Each floor offering the opportunity for tailored fit-out packages to meet your business requirements.

Customisable Lease Options

Flexible leasing terms are available to suit a wide range of business needs, from short-term projects to long-term commitments.

Cost-Effective & Transparent Pricing

Currently offered at £20 per sq ft, with service charges competitively priced at just £3.40 per sq ft, below the market average—this is a smart, affordable choice for growing businesses.

Sustainable & Energy-Efficient Design

The building features eco-conscious technologies and sustainable practices, with a modern, light-filled interior.

Vibrant, Professional Environment

New Era fosters a collaborative atmosphere ideal for startups, SMEs, and larger enterprises alike. With sleek, contemporary reception areas and strong networking potential, it delivers a professional and engaging workspace experience.

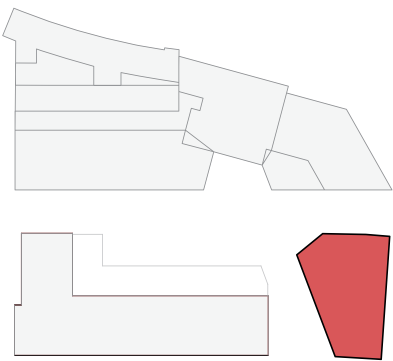
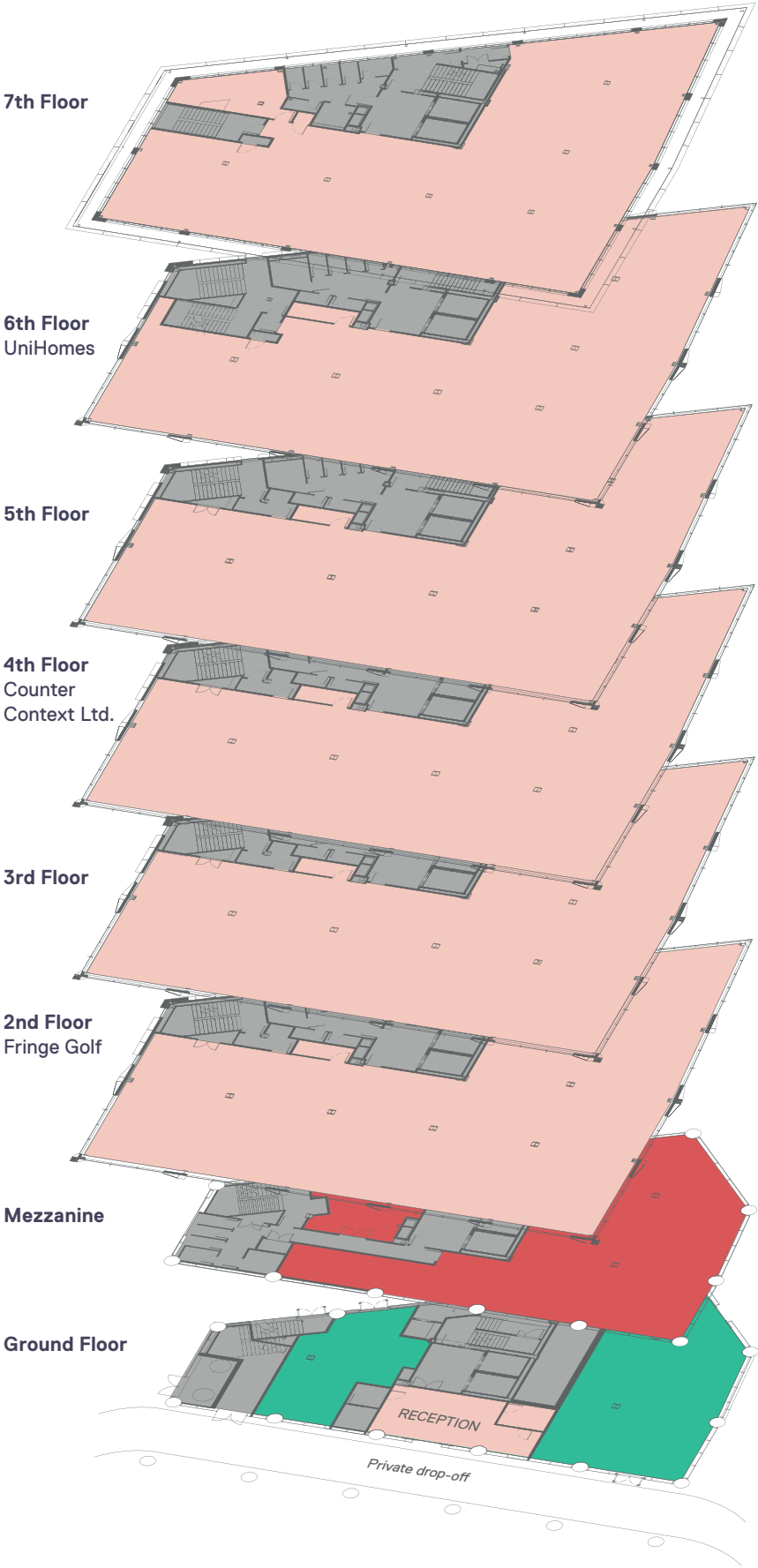
For further information or to arrange a viewing, please contact the appointed agents.



Key Features & Advantages

- 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



Floor	Sq Ft	Sq M	Availability
M	3,304.5	307	LET
2nd Floor	6,472.4	601.3	LET Agreed
3rd Floor	6,351.8	590.1	Available
4th Floor	3600	334.45	LET
4th Floor	2508	233	Available
5th Floor	6,483.2	602.3	Available
6th Floor	6,197.9	575.8	LET
7th Floor	5,567.1	517.2	Available

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

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.

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







NOW OPEN
NEWERA

Office • Restaurant • Bar • Retail

SQ

newerasquare.co.uk







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