





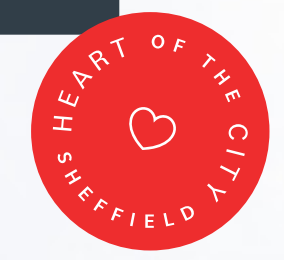


Burgess & Athol House

Grosvenor House

Isaacs Building

# WORKSPACE THRIVE

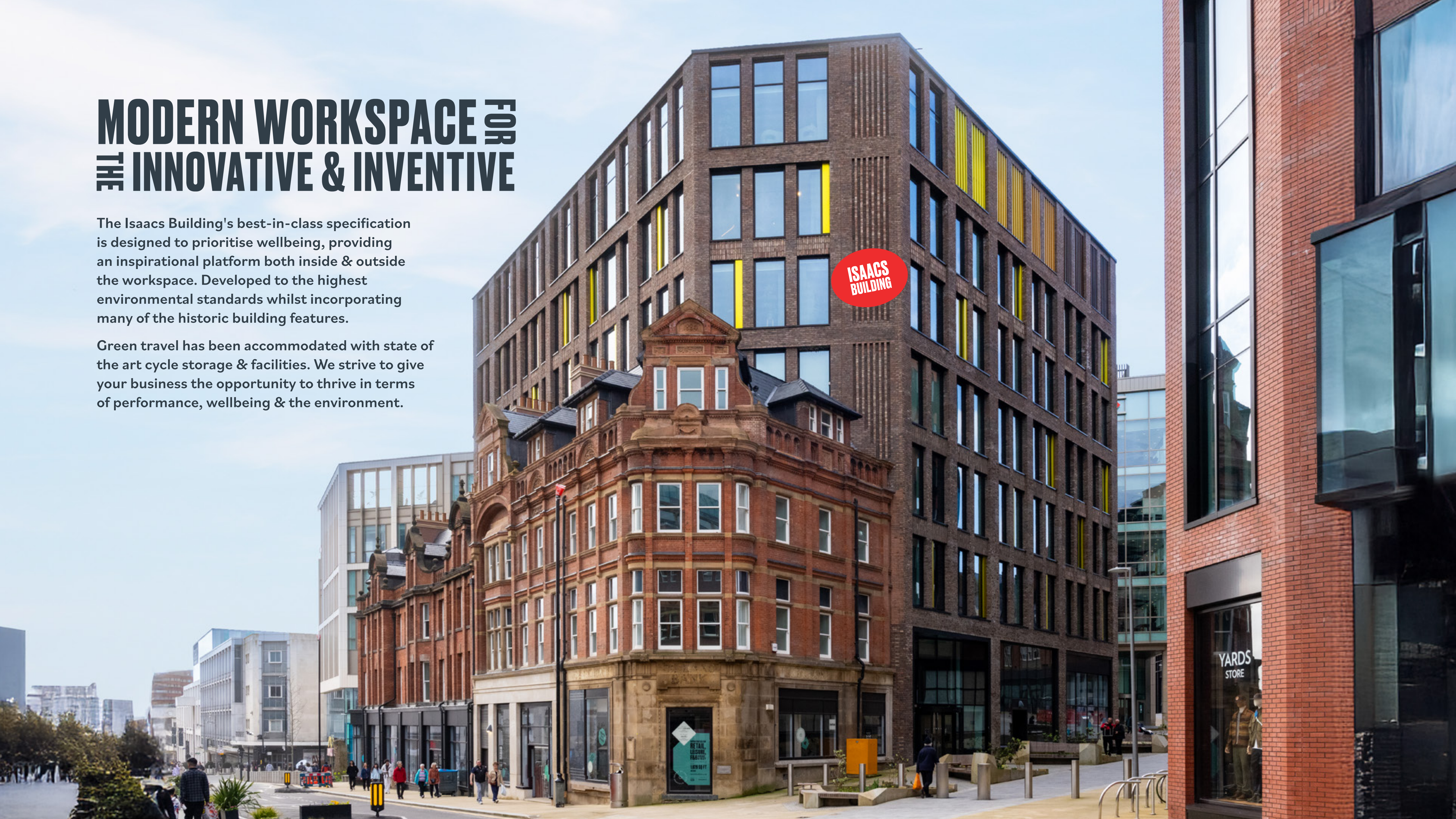




# MODERN WORKSPACE INNOVATIVE & INVENTIVE

The Isaacs Building's best-in-class specification is designed to prioritise wellbeing, providing an inspirational platform both inside & outside the workspace. Developed to the highest environmental standards whilst incorporating many of the historic building features.

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.

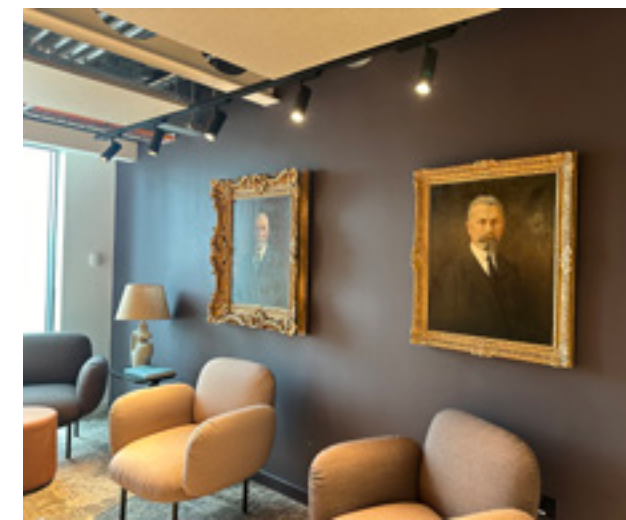






Behind the restored Victorian façade,  
5,931 sq ft of light & airy workspace  
remains on the first floor.









LOCALE COFFEE

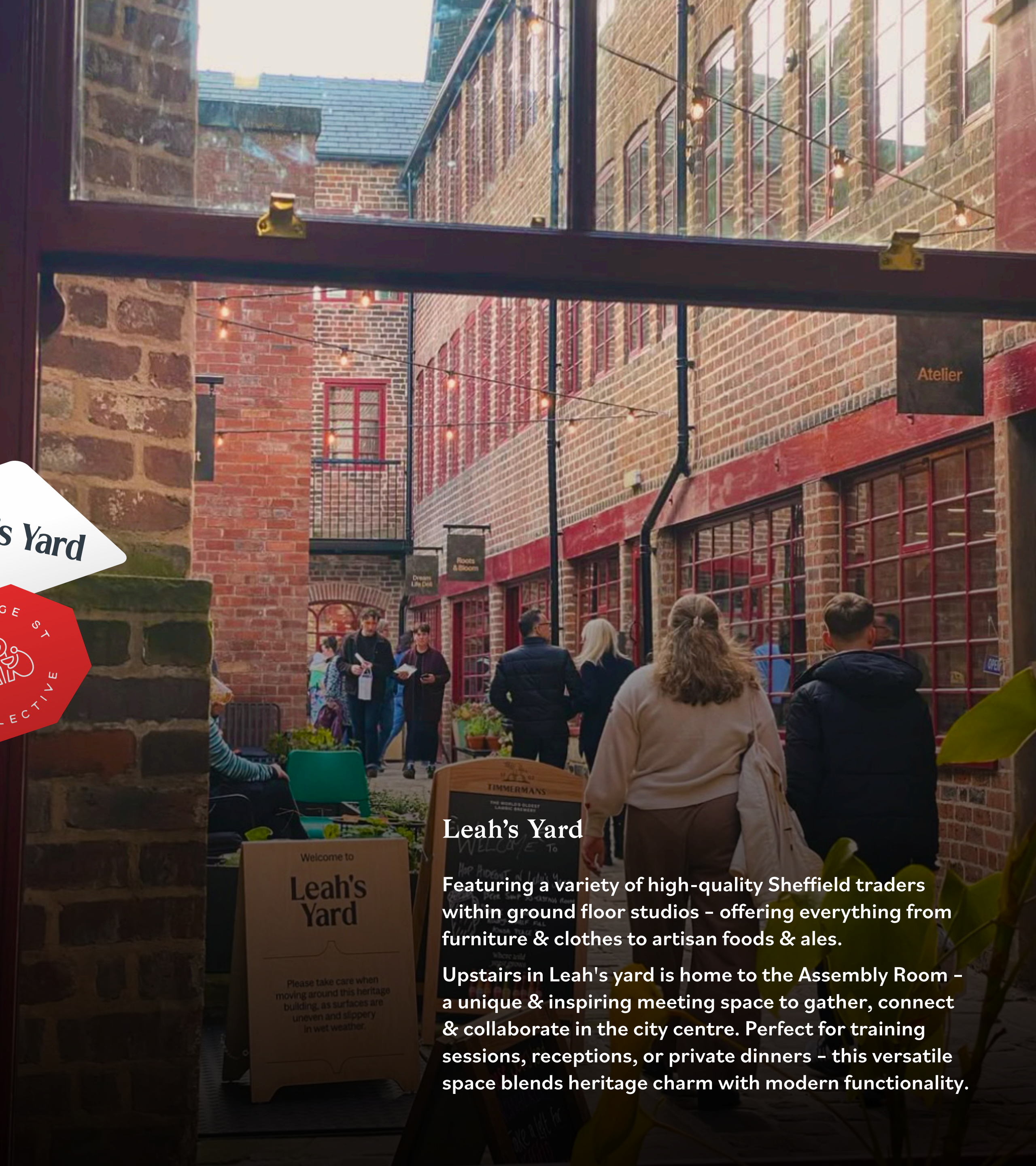
Leah's Yard



## 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

City Hall

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

ROXY

A49 Spaces

Telephone House

Charter Square

HSBC UK

CMS  
law-tax-future

Grosvenor House

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

Westfield Health

TRAPALGAM STREET

MILTON STREET

ELDON STREET

WELLINGTON STREET

ELDON STREET

DEVONSHIRE 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



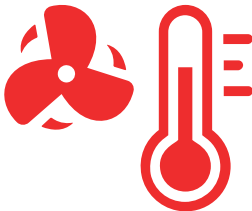
"It's wonderful to be bringing Pret back to Sheffield city centre and creating 15 new jobs in the local area. We're delighted to be opening a spacious new shop in the Heart of the City development, perfect for customers grabbing a bite on-the-go or sitting in to enjoy their Pret favourites."

Guy Meakin, UK Shops & Franchise Director







Technical details & unique features




Air conditioning throughout




Double height reception




Connects directly to quality public realm



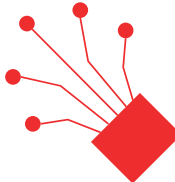
Quality changing & shower facilities




Panoramic views




Retail on the ground floor



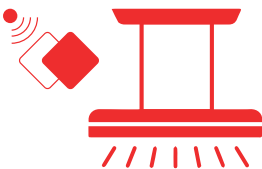
Fibre data connectivity



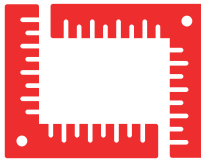
Secure basement cycle storage & drying room




Exposed services




PIR light sensors & LED lighting




Highly divisible floor plates




Full access raised floors, allowing flexible cable delivery




24-hour building access



BREEAM 'Very Good' rating (Retained Façade)



DDA compliant facilities located across all floors

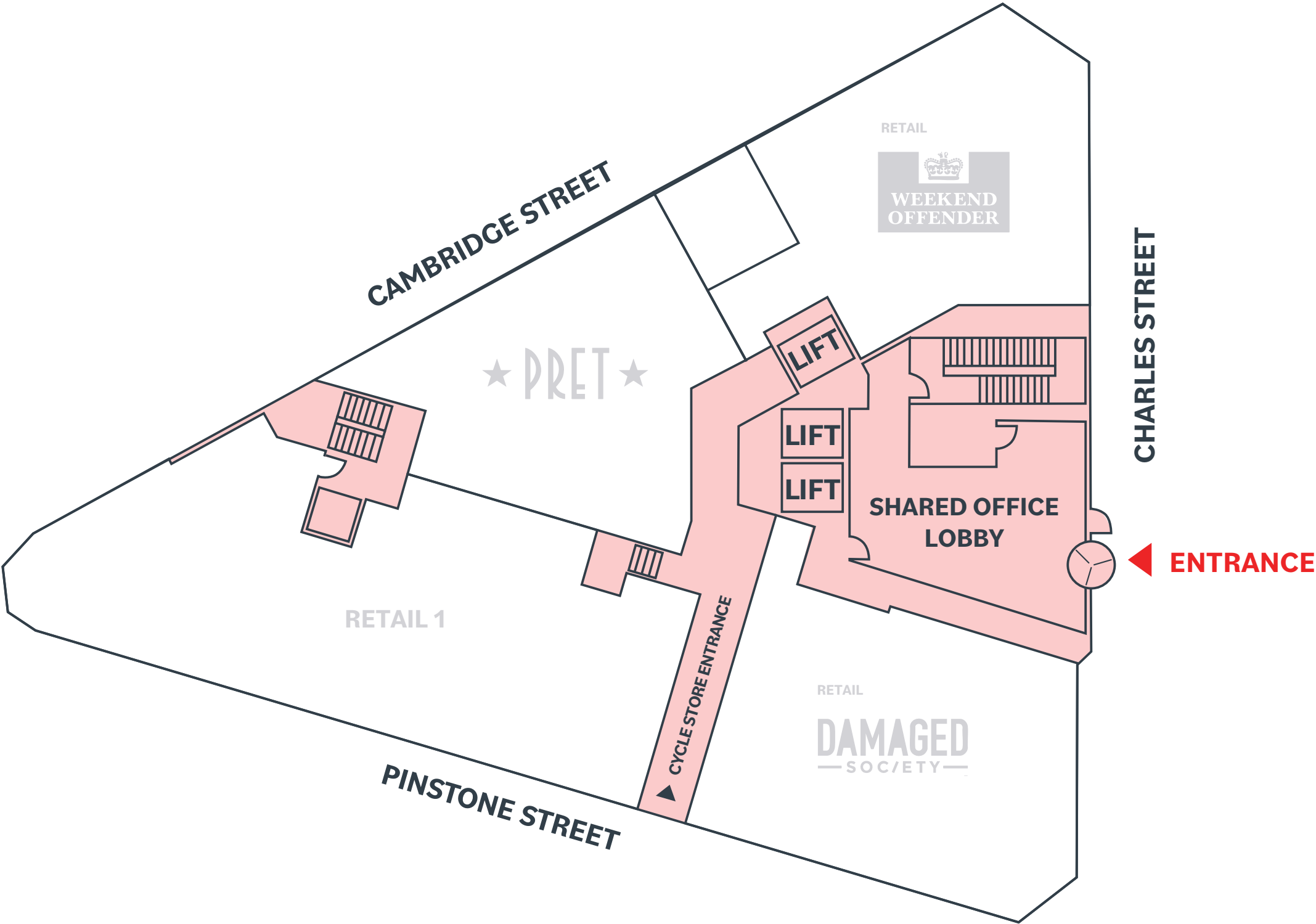


EPC Rating B

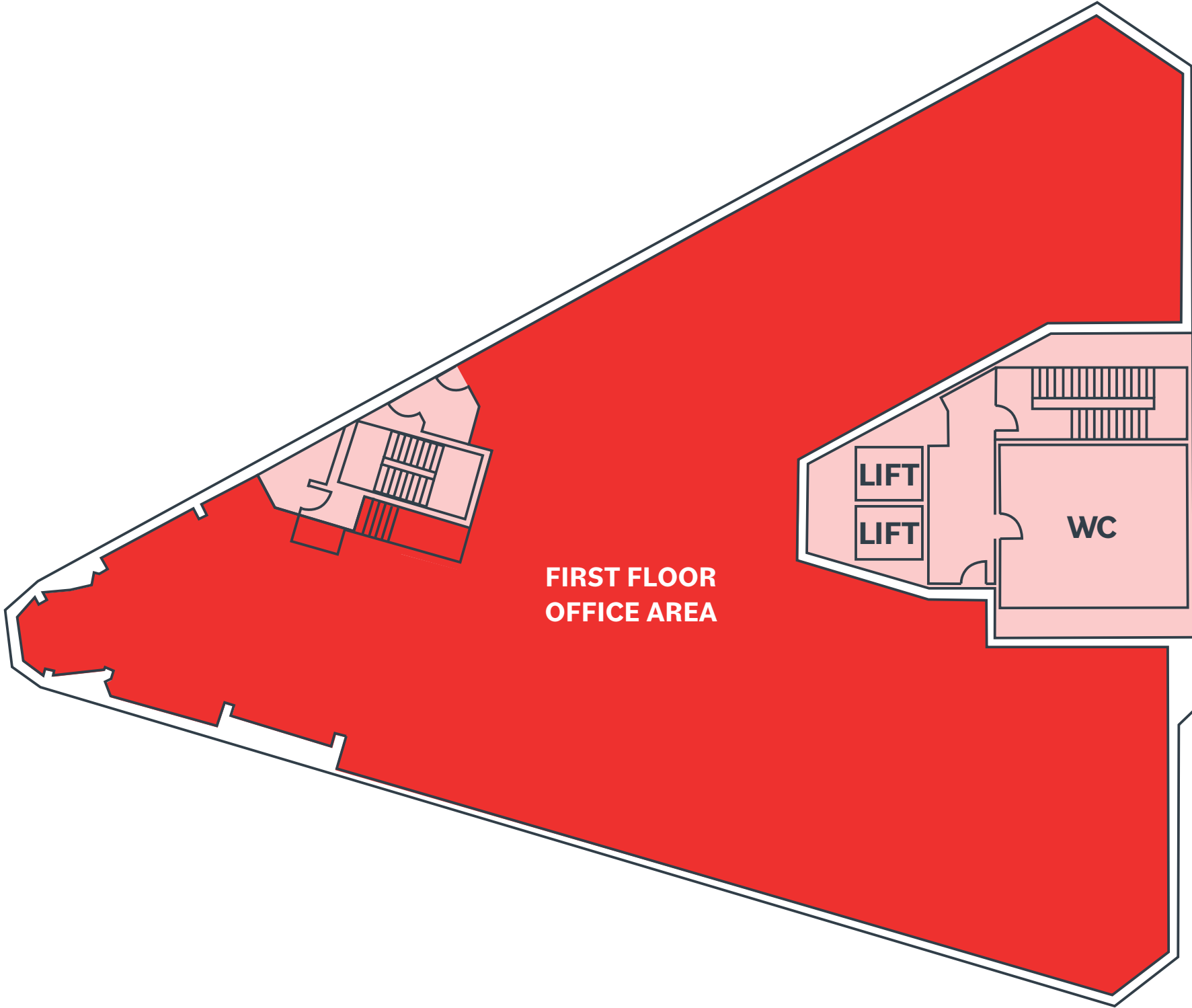




Available floors



Ground Floor (shared lobby)  
753 sq ft / 70 sq m



First Floor  
5,931 sq ft / 465 sq m



Schedule of accommodation

Floor	Status	Size (sq ft)	NLA (sq m)
Ground Floor (Shared Lobby)	-	-	-
First Floor	Available	5,931	551
Second Floor	Let		Taylor Emmet
Third Floor	Let		Taylor Emmet
Fourth Floor	Let	National Education Group	
Fifth Floor	Let	Henry Boot Development	
Sixth Floor	Let	Henry Boot Development	
Seventh Floor	Let	Henry Boot Development	
Total		5,931	551

Indicative financial details (subject to contract)

Landlord  
Sheffield City Council

Demise  
The building is available on a floor by floor basis or as whole.  
Consideration may also be given to offering part floors.

Rental  
£29.00 per sq ft based on NIA floor area.

Incentive  
Rent free periods available depending on lease term.





Contact the leasing team for more information:

colloco.

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

Heart of the City  
For & by



A Development By:

Strategic Development Partner:

