

urbansplash



Cole Store Reborn...

Leasing Opportunities

Retail / Leisure / F&B
Space from 2,717 sq ft to 46,100 sq ft



Our vision for Cole Brothers is simple: to restore this icon – beloved of so many Sheffields – to its rightful place as a centrepiece and focal point of city life.

Alongside the many other exciting developments coming forward within the Heart of the City, the rebirth of this landmark will drive the continuing regeneration of Sheffield city centre, bringing people, jobs and creativity right back into the centre of the city.

The formula is simple:

- A groundspace filled with lively retail, food and drink, and leisure
- Fantastic flexible workspace for Sheffield's best businesses above
- A few surprises dotted around in the basement and on the roof

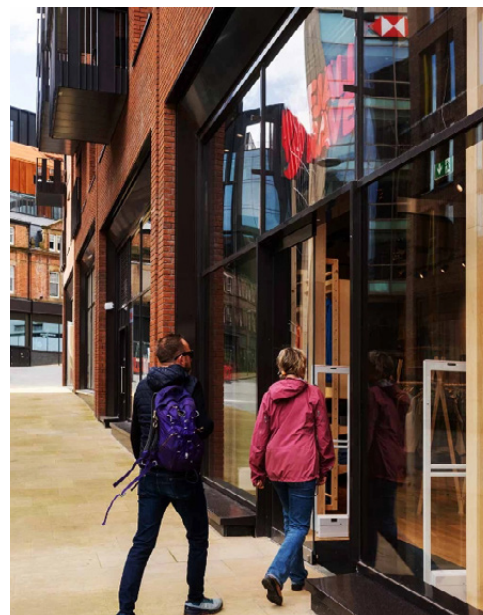
Why Coles? Why Sheffield?

Sheffield City Centre is undergoing significant change. It's the 4th largest city in England and home to over 600,000 people. Sheffield has two universities which attract 61,000 students each year. The city centre is currently undergoing 1.5 million sq/ft of development activity.

The £480m Heart of the City scheme is well underway with Europe's largest purpose built food hall Cambridge Street Collective food hall and the 154 room Radisson Blu is now open. The Heart of the City project, led by Sheffield City Council, has created new green space including the award-winning Pounds Park which provides facilities for families visiting the city centre.

Sheffield has always had a thriving independent scene and the recent opening of Leahs Yard on Cambridge Street, sees a collection of former small industrial workshops transformed into a new creative hub.

The City Centre is attracting big new names including retailers Fjällräven, Yards Store, Sostrene Greene and The Cream Store. Grosvenor House has welcomed HSBC and law firm CMS, who bring 2,500 staff to the city centre.



Location

- 1

Cubo
- 2

Leah's Yard
- 3

Bethel Chapel
- 4

Cambridge Street Collective
- 5

Box
- 6

Radisson Blu
- 7

Barclays
- 8

Bird and Blend
- 9

Savills
- 10

Yard Store
- 11

Fjällräven
- 12

The Cream Store
- 13

Pret a Manger
- 14

HSBC
- 15

Marmadukes
- 16

Søstrene Grene
- 17

Weekday
- 18

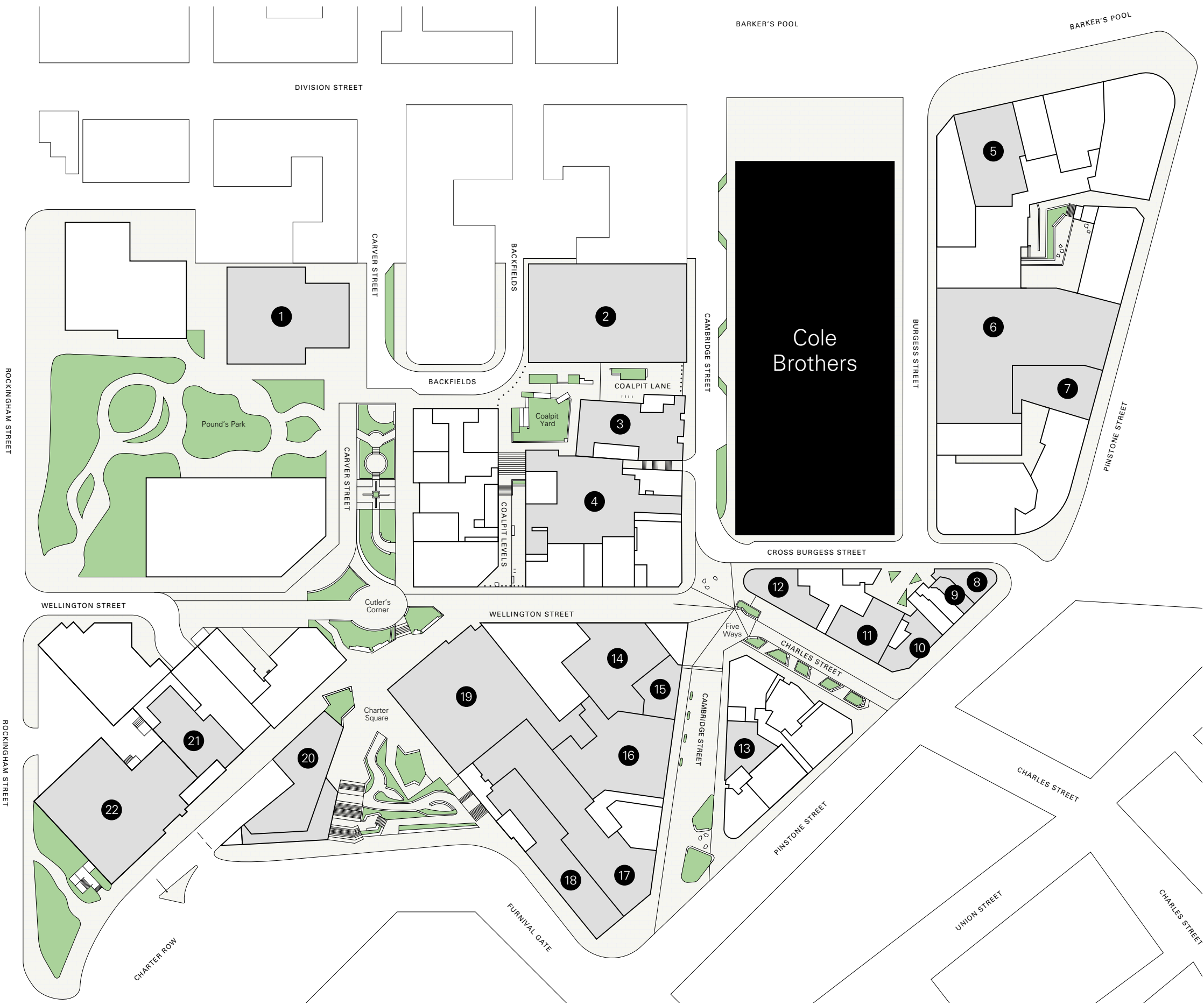
Monki
- 19

CMS
- 20

New World Trading Co.
- 21

Russell's Bicycle Shed
- 22

Roxy





The most sustainable building is the one that already exists

Our environmental sustainability strategy for Coles is focused primarily on **retention and refurbishment**, preserving as much of the existing building as possible and repurposing any material we remove locking 948 kgCO₂e/m² of existing embodied carbon on site.

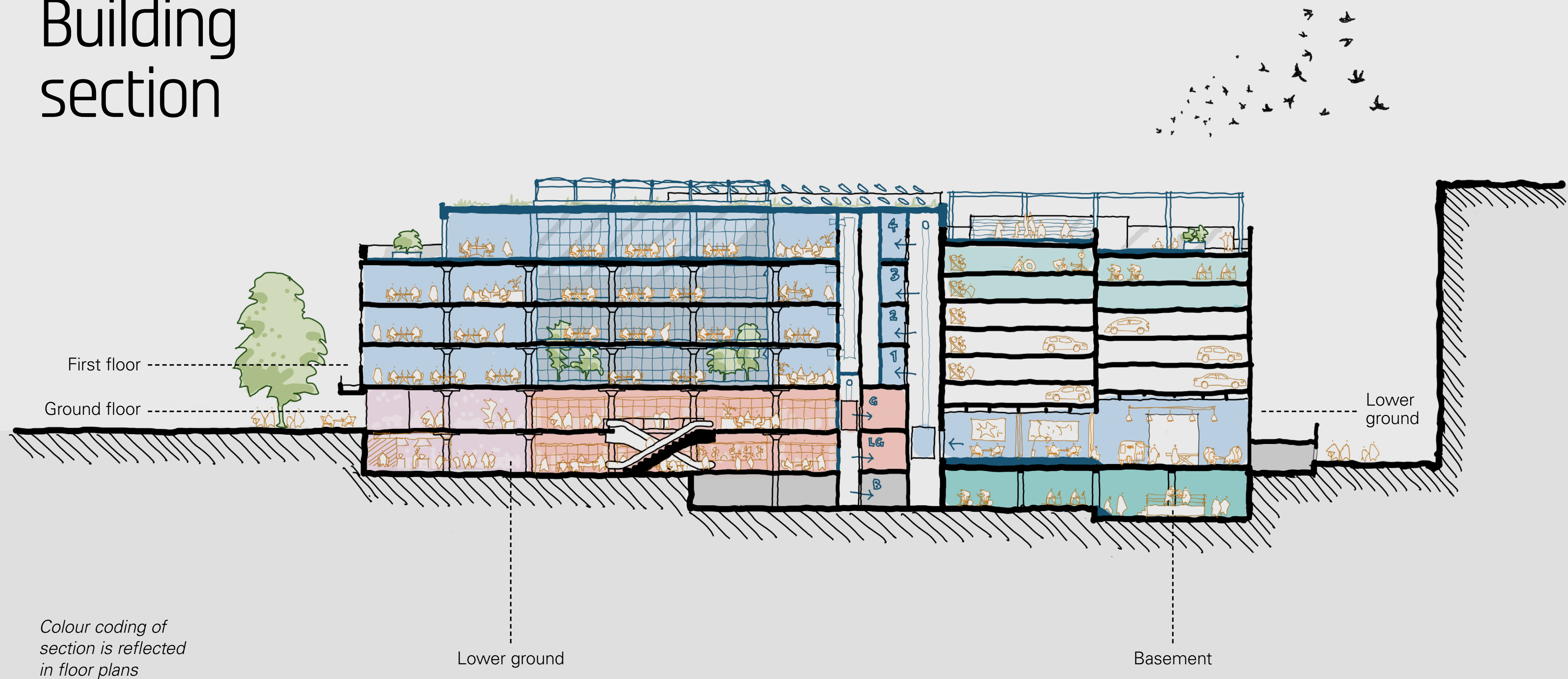
This approach is aligned with circular economy principles and supports our contribution towards a sustainable built environment. It is our intention that any necessary interventions will either improve the building performance or extend the lifespan.

Ambitious and **measurable** targets have been set responding to our Environmental Social & Governance aims and these will be used to guide design decisions throughout the delivery of current and future phases.

- **Repair, re-claim and re-vive.** As much of the original fabric as possible will be repaired, other materials will be reclaimed and then processed on site for re-use else where with original walls becoming floors, custom furniture, urban mined terrazzo and woodchip for planters.
- Embodied carbon target of LETI Band A for all uses
- Energy Use Intensity targets to drive servicing strategy and ensure in use efficiency
- Introducing biodiversity and sustainable water management strategies on site

Urban Splash want to work with like-minded customers/tenants that want to make as little negative environmental impact as possible. Working closely with you, our desire is to reduce the amount of energy the building needs as much as possible and where it is needed relying on renewables as much as we can.

Building section



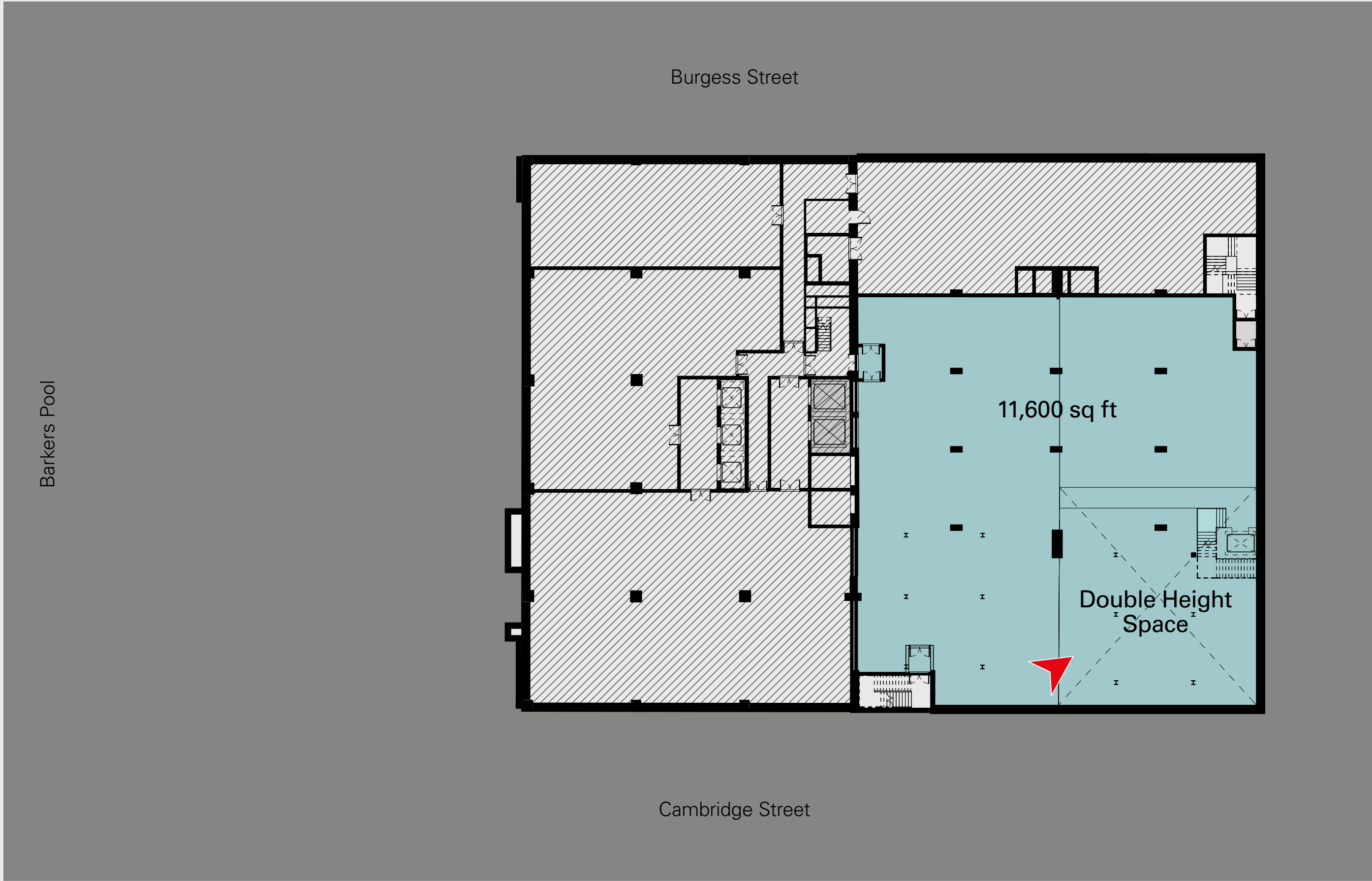
Basement

11,600 sq ft

Ceiling height range:
3.6m - 6.1m



➤ View towards double height space

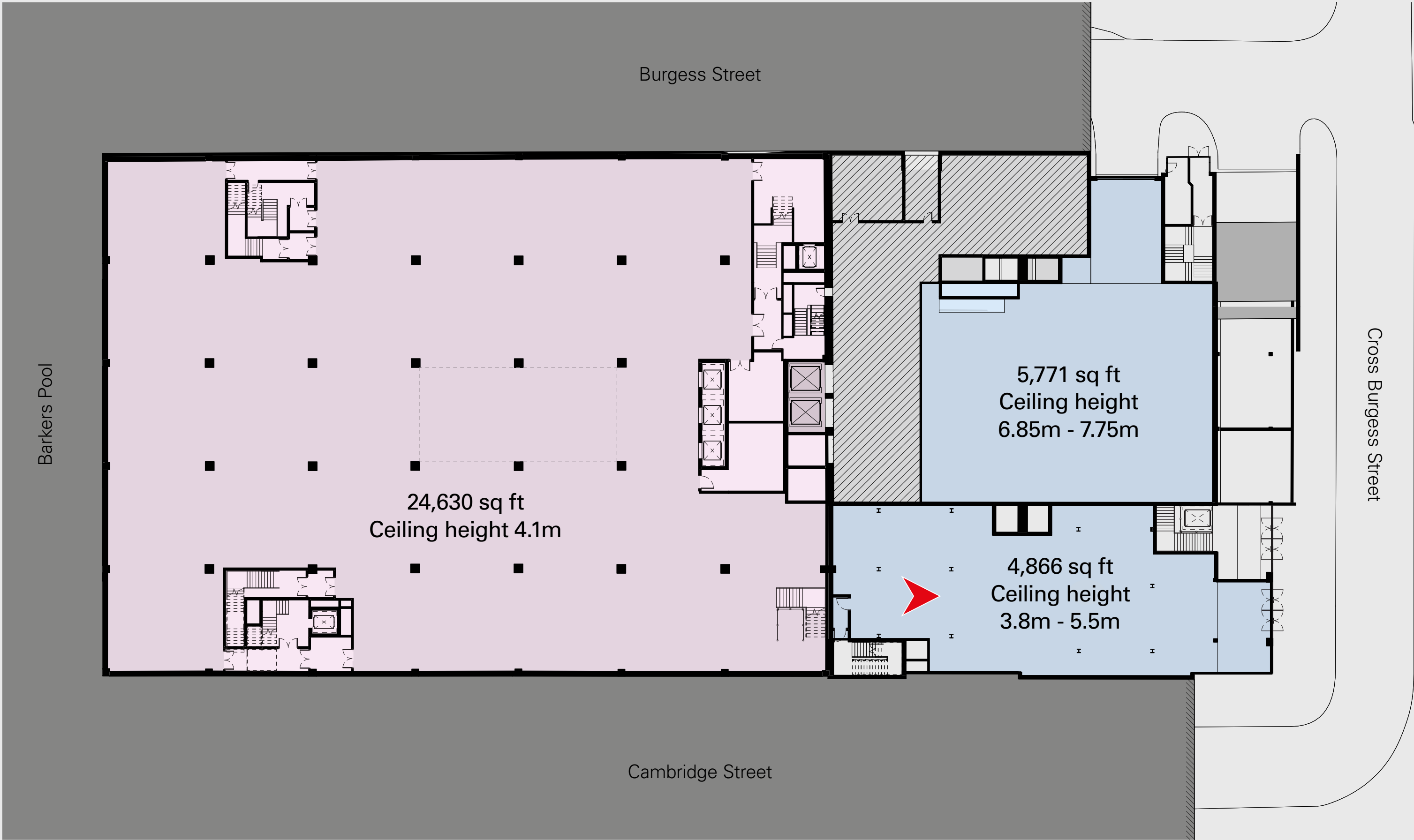


Lower ground floor

4,866 - 35,207 sq ft
Ceiling height range:
3.8m - 7.75m



➤ View towards Cross Burgess Street entrance



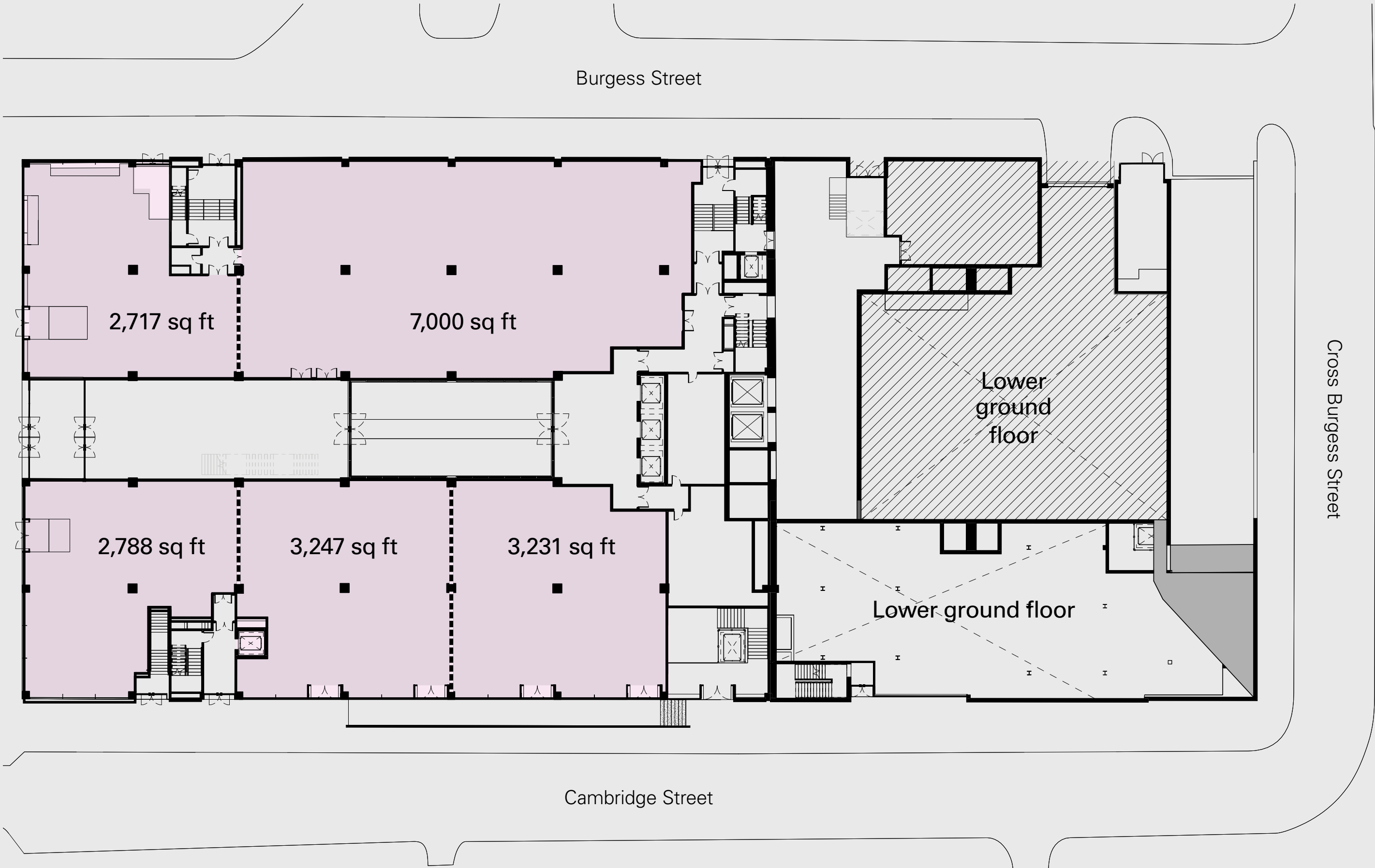
Ground floor

2,717 - 9,717 sq ft

Ceiling height:
4.4m



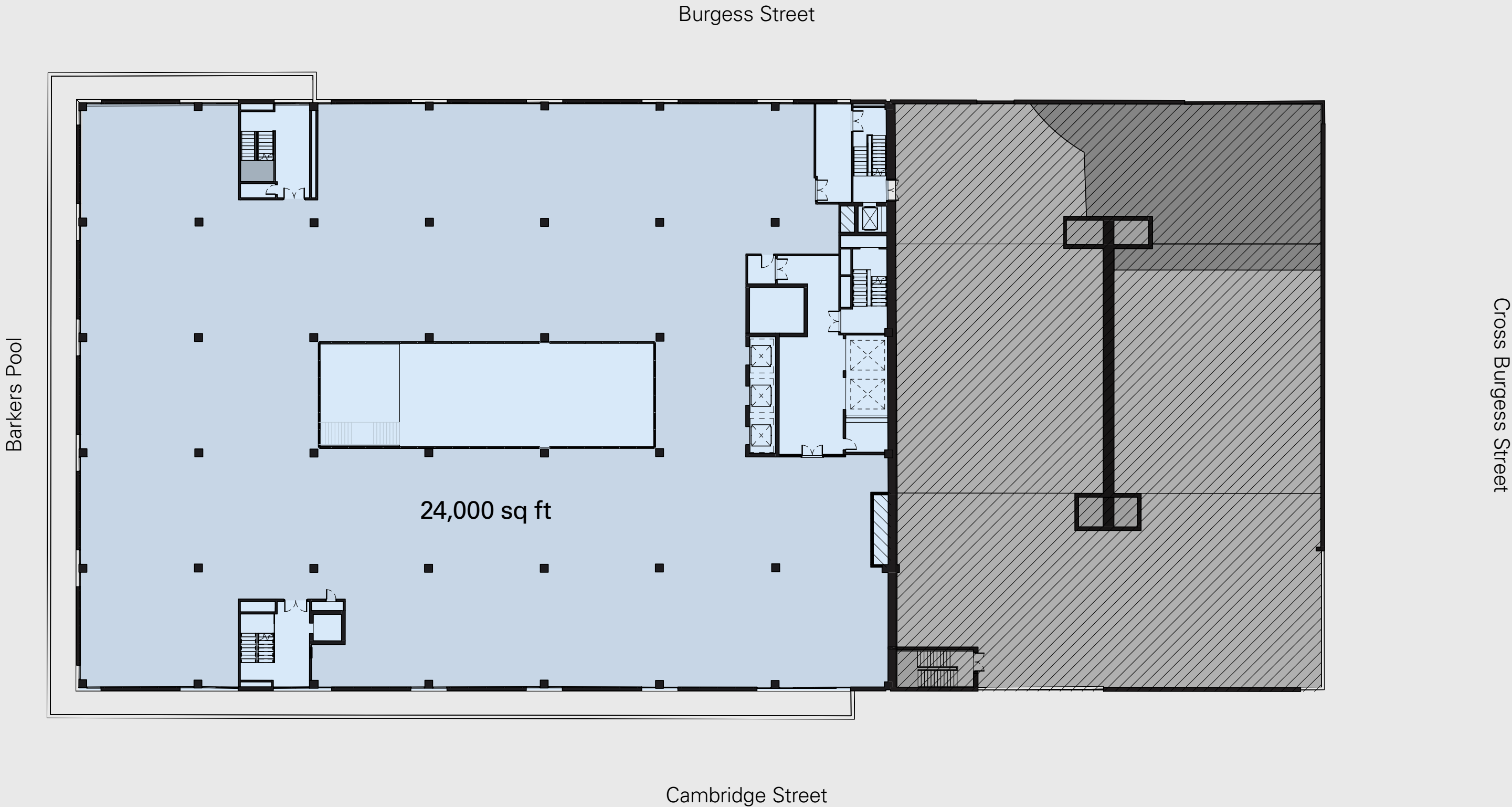
View of Barkers Pool Entrance



First floor

24,100 sq ft

Ceiling height:
4.1m





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