
**WATSONS
CHAMBERS
SHEFFIELD**

CASTLE SQUARE S1 2GH

A
NEW ERA
IN URBAN DESIGN

AFFORDABLE LUXURY FOR DIGITAL AGE LIVING



IN EVERY CAPITAL CITY ACROSS THE WORLD,
TWENTY-FIRST CENTURY URBAN LIVING FACES THE
SAME CHALLENGE; THE NEED FOR SPACE. SPACE
TO BUILD AND SPACE TO LIVE.

THE SOLUTION?

MICROFLATS



Innovative spatial
design

Contemporary
clean lines

Modern
organised living

PERFECTLY PLACED

“An innovative,
compact solution
for key workers
and young
professionals
looking for their
first step on the
housing ladder”

STUART PIERCY,
PIONEERING MICROFLAT
ARCHITECT



60 | Microflats

02 | Penthouse
apartments

05 | Floors

IN SHEFFIELD CITY CENTRE

Microflats came to commercial fruition in 2013 when New York City mayor Michael Bloomberg announced a competition to create a housing model for small apartments in Manhattan. The petite-sized pads were deemed to be a way of creating affordable but stylish living for young professionals getting priced out of city centre real estate.

Goodbye Generation Rent - Hello Homeowner.

Since then, enthusiasm for microflats has spread across the world as THE solution to high urban density and a realistic attempt at making homes affordable. City planners have come to realise that architecture can have a direct impact on a city's lifeblood and economy. Microflats are therefore regarded as an innovative way to stop the brain drain from city centres to the suburbs by giving young professionals the hitherto previously unconsidered option of prime central living. And, thanks to advances in modern technology we are now perfectly able to live in smaller spaces, ditching our clutter.

Often based on yacht designs, microflats don't sacrifice style for substance.



WORLD FAMOUS FOR ITS TALENT & CREATIVITY

The highest ranking area outside of London for overall wealth, Sheffield is one of the UK's core cities, its famed architecture as a former captain of industry one of its most loved and marked characteristics. Today, its 21st century renaissance and exceptional growth ranks it amongst Britain's most favoured places to study, work and live.



LITERATURE

Be inspired by the writings of Jane Austin and the Bronte sisters in the Peak District National Park.



THEATRE

The famed theatre in the round The Crucible, also host to the World Snooker Championships and The Lyceum, together the largest theatre complex outside of London.



GREEN

With a third of the city lying within the boundary of the protected Peak District National Park, Sheffield has more parks and green spaces than any other European city.



SPORTS

The home of football, Sheffield FC the first ever soccer side and gold medal winning Olympic talent: Jessica Ennis, Nicola Adams, Luke Campbell.



MUSIC

Discover the National Centre for Popular Music and past and present Sheffield bands such as The Human League, Arctic Monkeys, Pulp and Def Leppard.



SWITCHED ON

10% of Sheffield's population are aged 20-24 and its universities have one of the highest graduate employment rates in the UK, thanks to close links with industry.



REDEVELOPMENT & RENAISSANCE

The 'Gold Route' and the 'Steel Route' - charting a city's history through its buildings, as well plans for a new retail quarter.

A CLOSER LOOK



Settlement dates back to **1296**



£120m spent by foreign students in Sheffield each year

Sheffield's **3 theatres** were named Regional Theatre of the year for the second year running in 2014



61% of the city is green space



More trees per person than any other European city



2 Universities



48,100 Students

2000

international destinations FROM THREE AIRPORTS WITHIN 50 MILES



SHF-LDN

2h.07m

LONDON TO SHEFFIELD

THIRD LARGEST ENGLISH DISTRICT BY POPULATION



551,800



Half of the world's surgical blades are made in Sheffield



100+ miles of canals in Sheffield City Region

SIEMENS

TATA STEEL

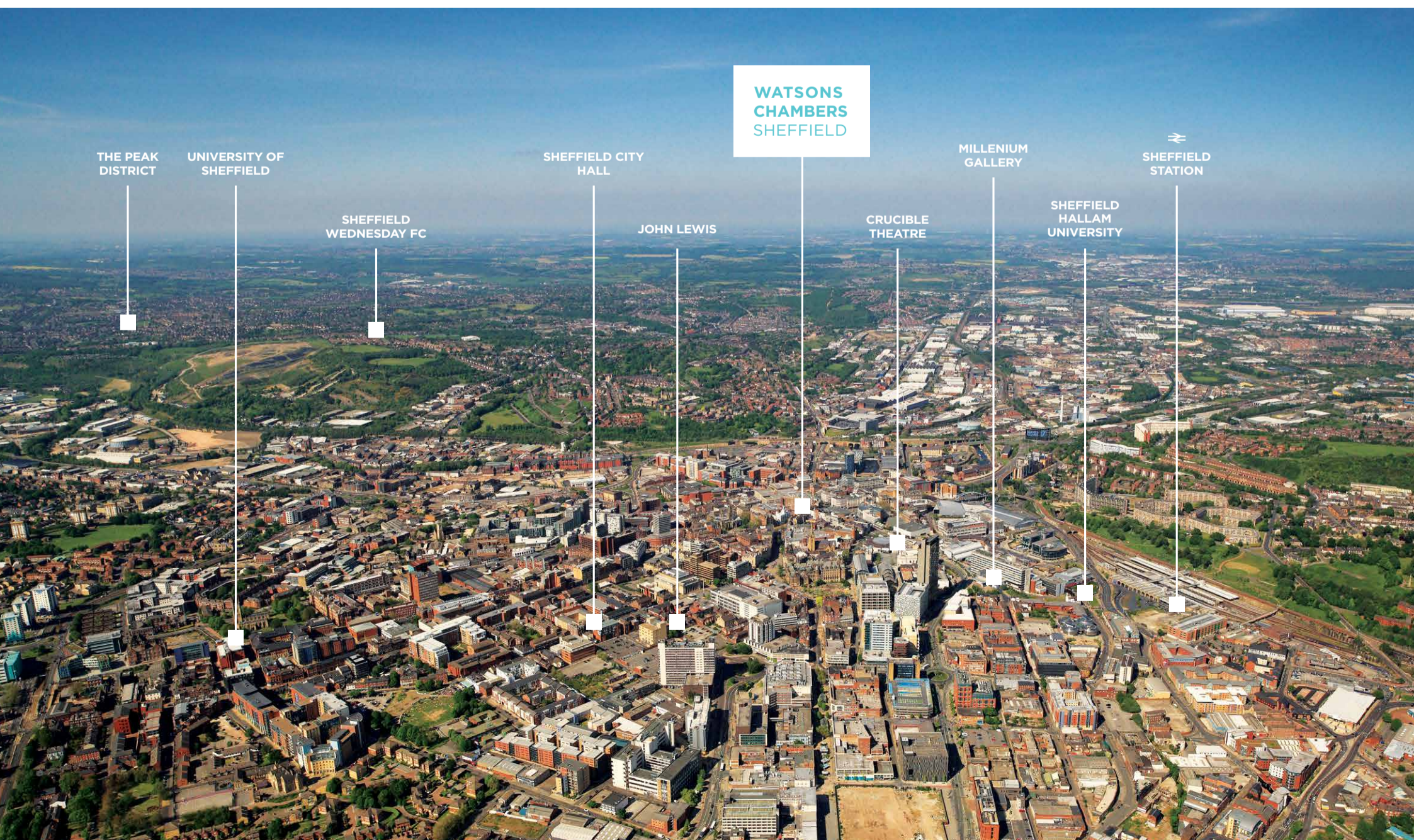


COMPANIES WITH A MAJOR PRESENCE IN SHEFFIELD

sky

HSBC

IBM



THE PEAK DISTRICT

UNIVERSITY OF SHEFFIELD

SHEFFIELD WEDNESDAY FC

SHEFFIELD CITY HALL

JOHN LEWIS

WATSONS CHAMBERS SHEFFIELD

CRUCIBLE THEATRE

MILLENIUM GALLERY

SHEFFIELD HALLAM UNIVERSITY

SHEFFIELD STATION

DOWNTOWN SHEFFIELD

M&S

H&M

John Lewis

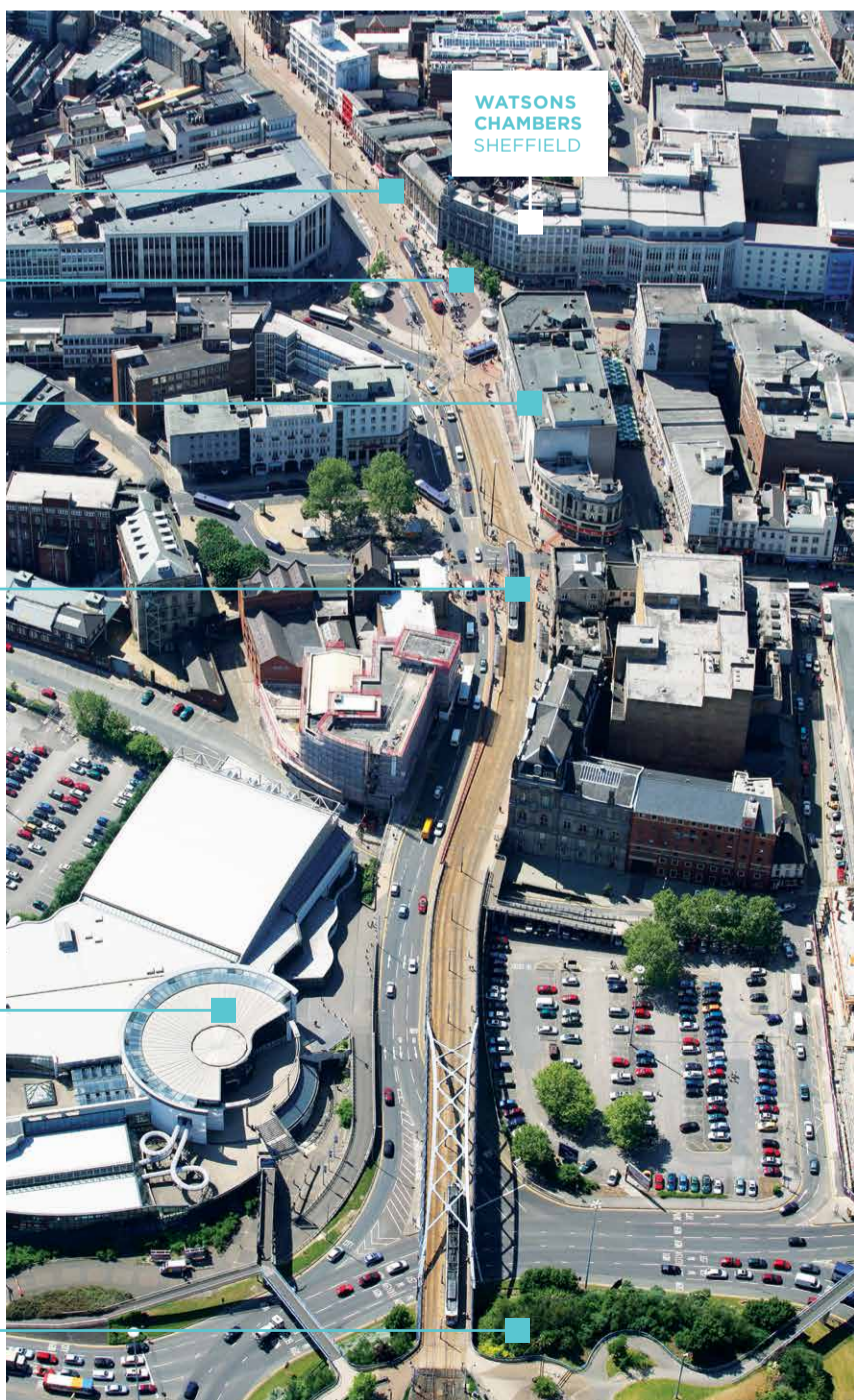
HOTEL
Chocolat.



Levi's



LACOSTE



SURROUNDED BY RETAIL POWERHOUSES

John Lewis
Marks & Spencer
Carluccio's
House of Fraser
Wagamama
Urban Outfitters
Ikea (planned)

A former barrister's chambers, Watsons Chambers sits at the heart of Sheffield city centre, a prime urban location.



SHEFFIELD DOES SHOPPING

From High Street department stores to designer boutiques, the city's main shopping precincts have undergone significant redevelopments. At the time of its construction, The Meadowhall Shopping Centre was the second largest development of its kind with over 280 shops.

Most impressively, a £600m new retail development named Sevenstone is to begin in 2015. 860,000 sq ft of retail space will be created, including a 269,000 sq ft John Lewis department store all designed by multi-award-winning architects.



Sheffield's culinary cachet is also nationally renowned, encompassing a whole host of cuisine from the Michelin Starred to the self-served. The city's vibrant nightlife is to be found spread over a number of districts with enough bars and clubs to cater for every whim.

MORE THAN HEAVY METAL

SAVOUR

SPEND

SEE



MARCO AT MILANO

“Best Italian food in Sheffield.”



MEADOWHALL SHOPPING CENTRE

“Over 280 stores, all under one roof.”



THE BOTANICAL GARDENS:

“Established in 1836 and home to the UK’s earliest glass pavilions.”



SMOKE BARBEQUE:

“Put the fork down, it’s time to get dirty!”



MAVELI:

“Authentic South Indian food to remember.”



CAROUSEL CHOCOLATERIE:

“Specialist importer of exclusive Belgian truffles.”



SHEFFIELD ANTIQUES EMPORIUM

“A bargain to be found.”



CABLE WATERSKI:

“Get gnarly at the cable wake park - never a dull visit!”



TROPICAL BUTTERFLY HOUSE:

“For unforgettable family days out.”



WICK AT BOTH ENDS:

“Best cocktails in the city.”



AMIGOS MEXICAN KITCHEN

“Never disappoints. Mouth-watering food and a great atmosphere.”



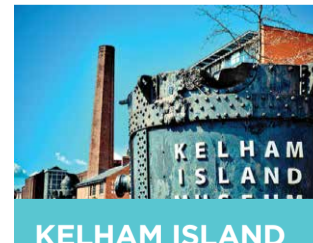
CUPOLA GALLERY:

“One of the city’s hidden gems.”



THE MOOR MARKET:

“A traditional market in a brand-spanking new building.”



KELHAM ISLAND MUSEUM

“Discover Sheffield’s industrial heritage.”



RIVELIN VALLEY NATURE TRAIL

“A three and half mile woodland valley.”

One of the UK's premier university cities, home to two of the UK's leading educational institutions

University of Sheffield

An iconic redbrick and member of the illustrious Russell Group the University of Sheffield was named as one of the top 1% of universities worldwide. Regarded as a major centre for innovation it is the recipient of four Queen's Anniversary prizes and hails five Nobel prize winners amongst its alumni.



Collaborative research with



Sheffield Hallam University

A centre of excellence for healthcare, particularly complimentary medicine, sport and teacher training, Sheffield Hallam is the 5th most popular UCAS choice and ranks amongst the best in the country for student satisfaction. Over 12% of its students come to study from outside of the UK and by numbers it is the UK's third largest institution, a rapid rise to success considering its relatively recent founding as a university in 1992.



SPECIFICATION

THE INTERIORS AT WATSON'S CHAMBERS HAVE BEEN CHOSEN TO MATCH THE ARCHITECTURAL PRECISION OF THE DEVELOPMENT. A BRIGHT AND FRESH PAINT PALLET TO MAXIMISE LIGHT AND SPACE COMPLEMENTS THE CERAMIC-TILED BATHROOMS FEATURING VILLEROY & BOCH SANITARY WARE. BESPOKE JOINERY IN THE LIVING AND BEDROOM SPACES ENABLE ORGANISED CLUTTER-FREE LIVING WHILST THE CHIC ENGINEERED HARDWOOD FLOORS AND A FULLY-EQUIPPED AND FITTED KITCHEN FINISH THESE DESIRABLE URBAN PADS.

For Indication Purposes Only

Interiors for the ultimate urbanite;
clean contemporary lines and
space efficient.

GENERAL SPECIFICATION

Hardwood laminate faced doors throughout.

High quality brushed stainless steel ironmongery throughout.

Painted white finish to walls and ceilings throughout.

Engineered hardwood floors.

Contemporary roller blinds.

KITCHEN AREA

Laminated worktop with flush faced doors, cupboards and drawer units.

Fridge, electric oven/microwave and hob, combination washer/dryer.

Stainless steel sink and drainer.

Splashback above worktops.

BATHROOMS

Contemporary bathrooms.

White Villeroy & Boch sanitary ware.

Vado taps and shower fittings.

Glass shower doors.

Fitted mirrors.

Porcelanosa ceramic tiles to walls.

Ceramic floor tiles.

LIVING/SLEEPING AREA

Fitted wardrobes and 1.2 m bed units.

Contemporary work station.

Flat screen wall mounted T.V.

HEATING & POWER

Electric panel heating throughout.

Managed fast Broadband wi-fi system.

Access control and door entry system.

SECURITY

CCTV monitoring.

Audio/visual door entry system.

Key fob access.

COMMUNAL AREAS

Fitted carpet to corridors and stairs.

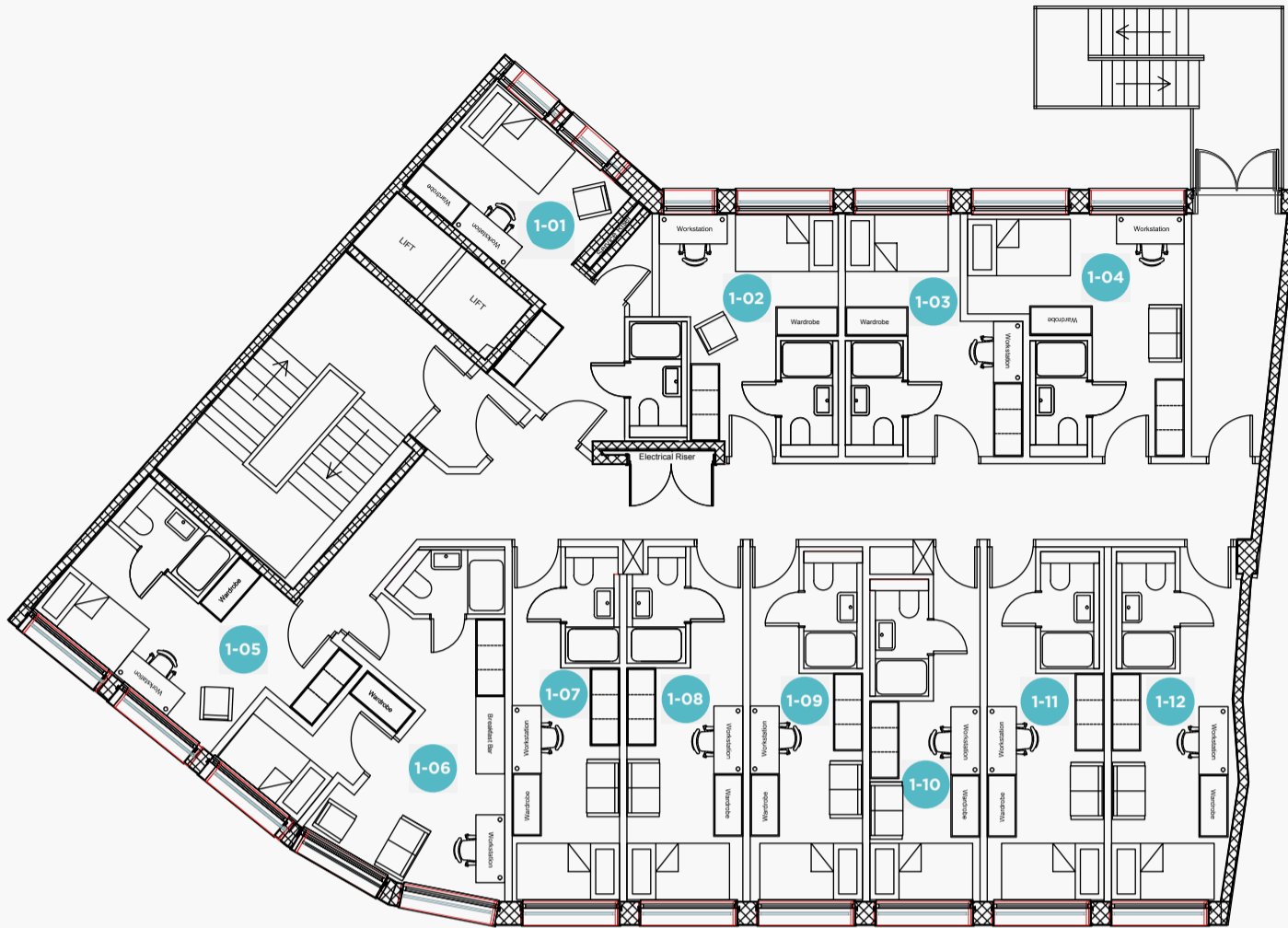
5 person passenger lift.

CCTV system.



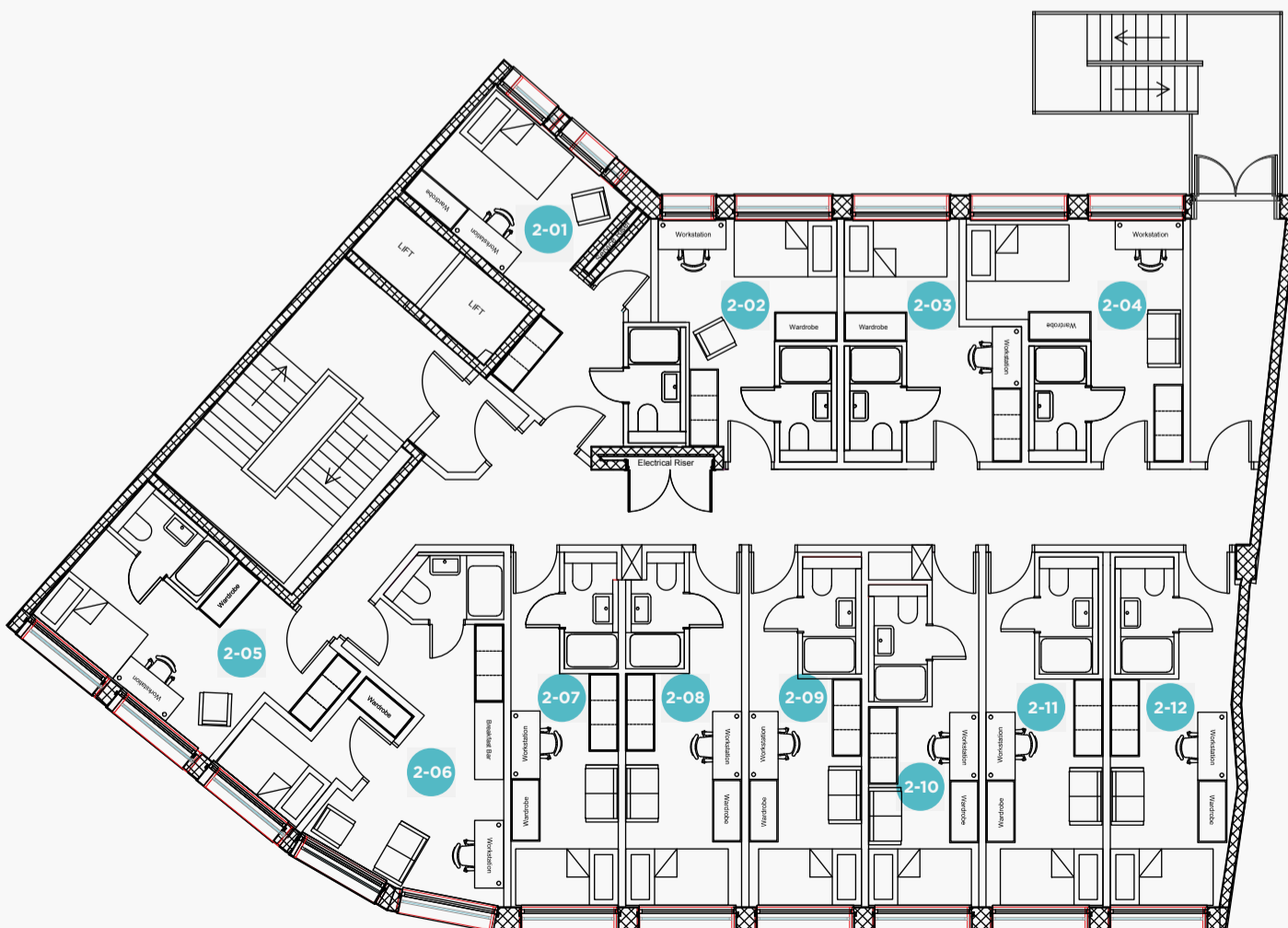
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FIRST FLOOR PLAN



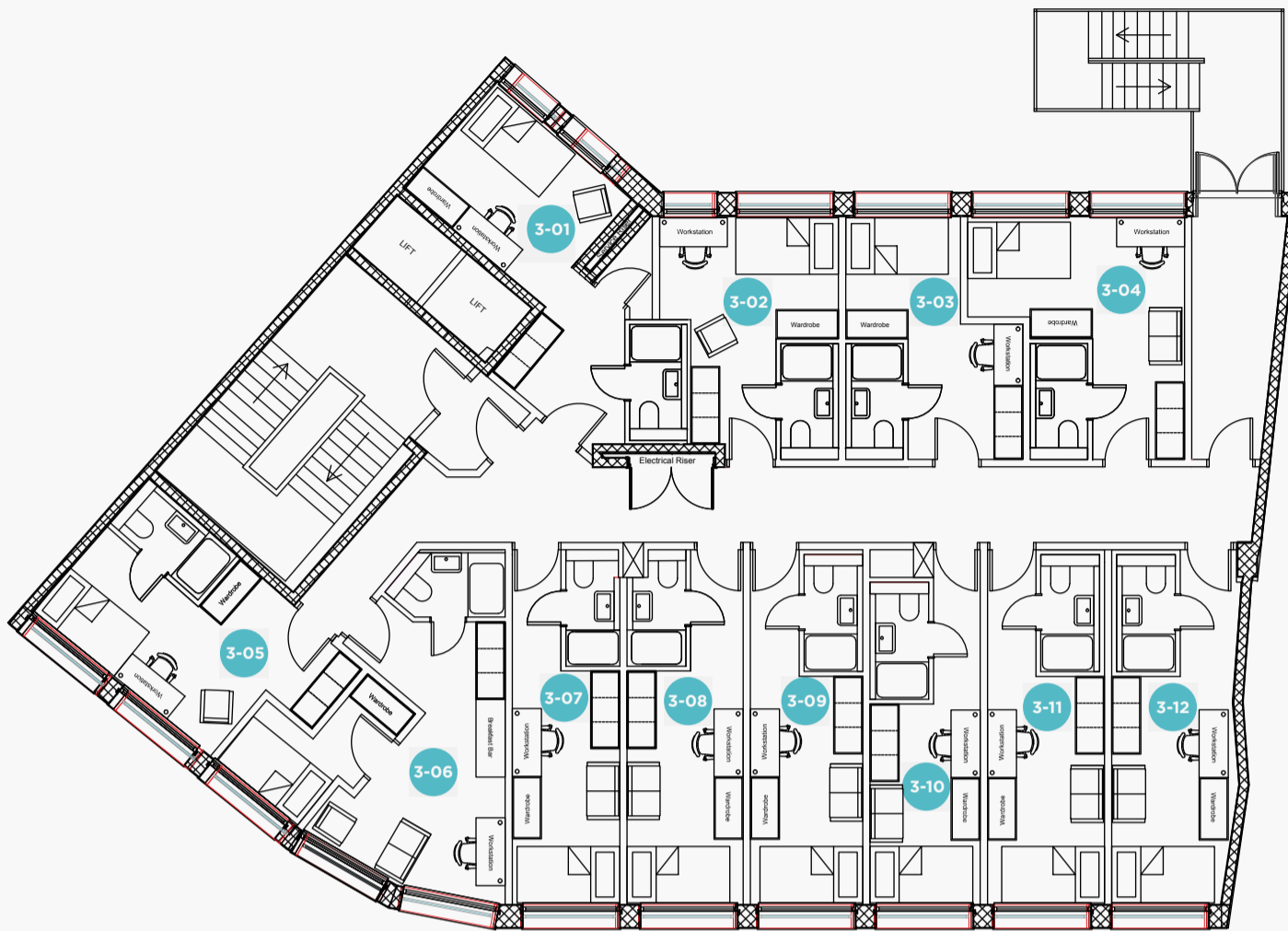
Floor plans are approximate only and are not to scale. Exact layouts and sizes of the units may vary.

SECOND FLOOR PLAN



Floor plans are approximate only and are not to scale. Exact layouts and sizes of the units may vary.

THIRD FLOOR PLAN



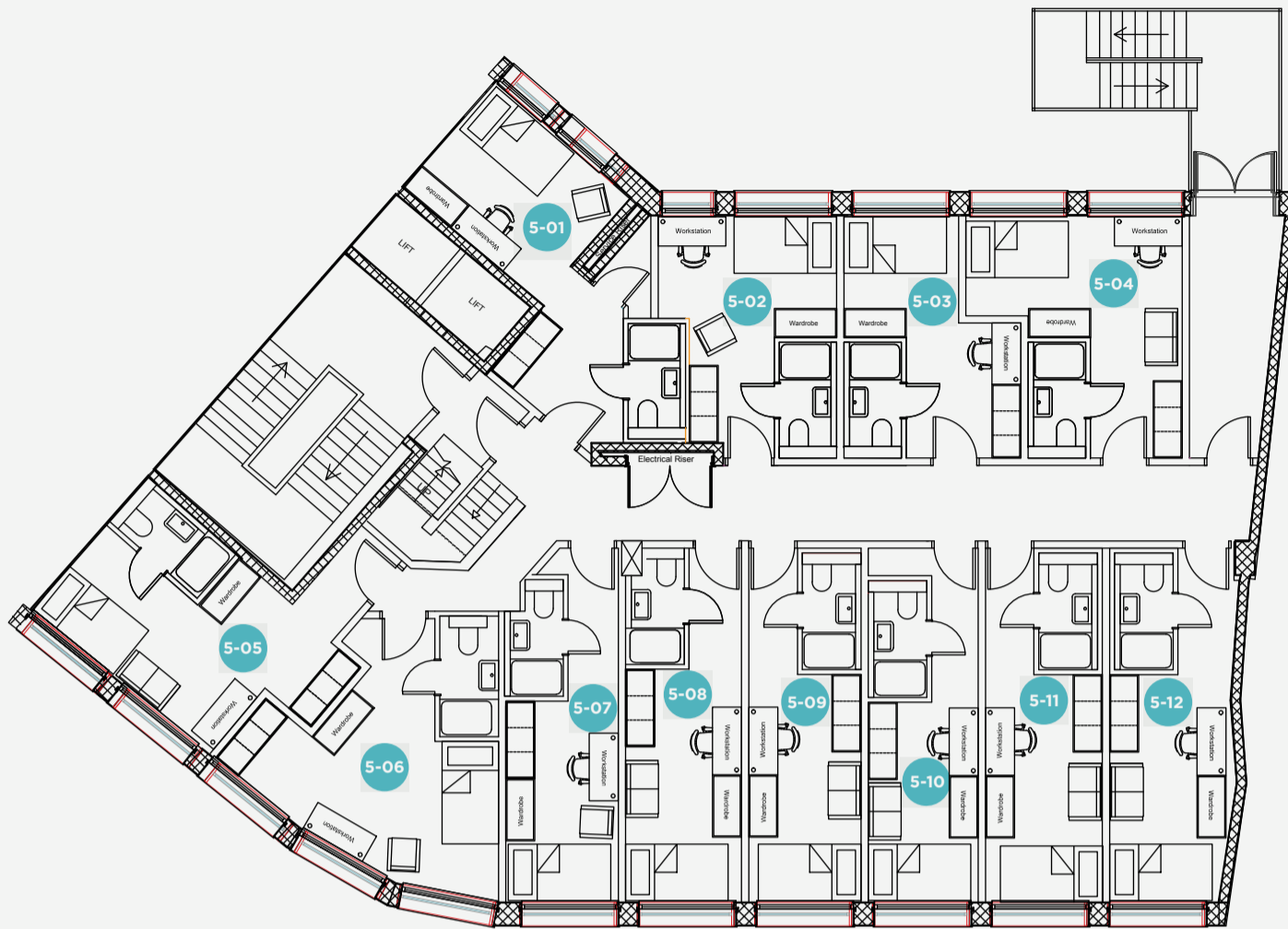
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FOURTH FLOOR PLAN



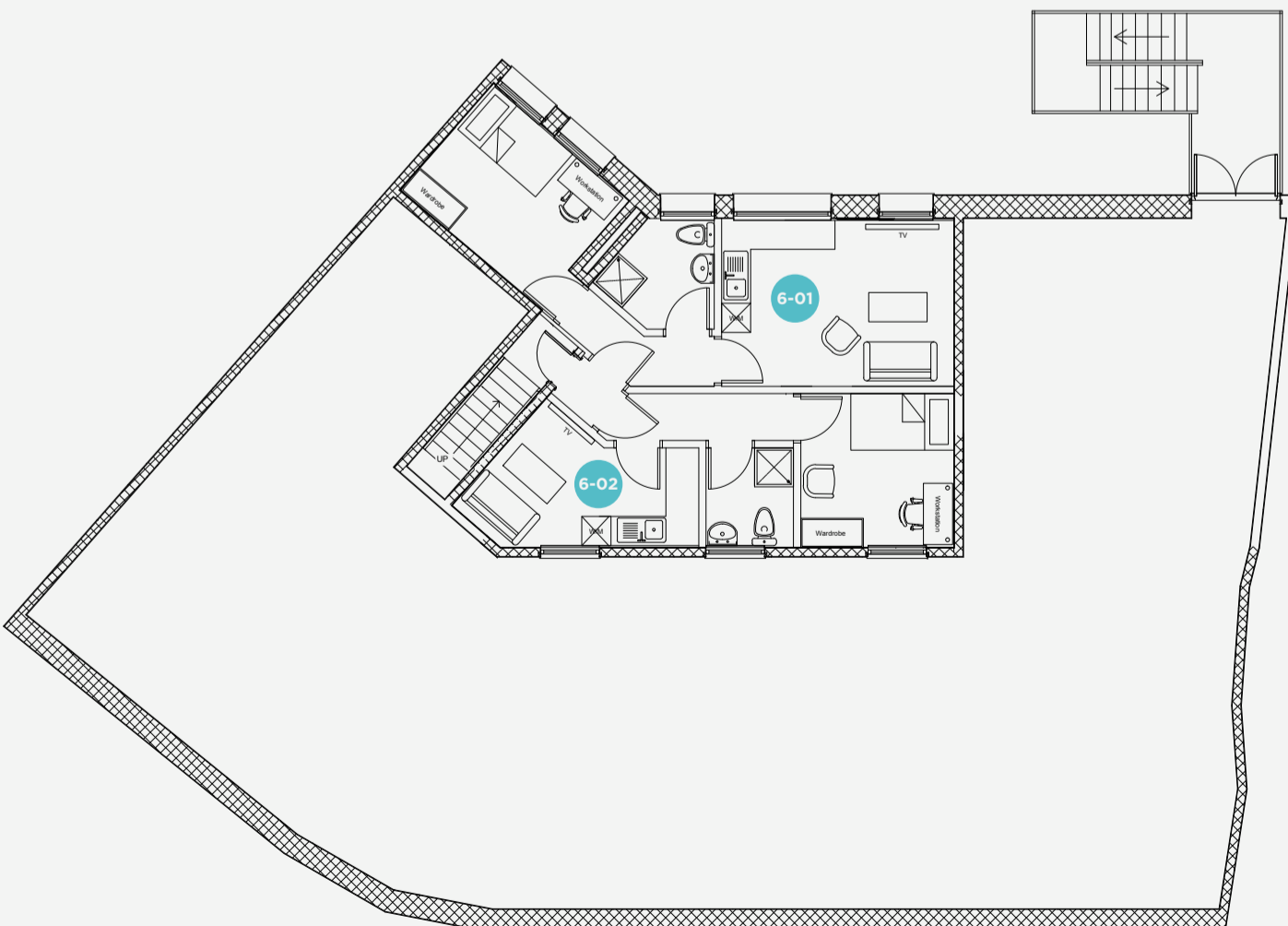
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FIFTH FLOOR PLAN



Floor plans are approximate only and are not to scale. Exact layouts and sizes of the units may vary.

SIXTH FLOOR PLAN



Floor plans are approximate only and are not to scale. Exact layouts and sizes of the units may vary.

BUILDING ON EXPERIENCE

Formed in 1993 Hartshead Square Development Limited is a group of property development and investment companies based in Sheffield. Managed by an experienced team of property professionals they have been involved in large-scale property development since the early 1980's with widespread experience in both the residential and commercial sectors. The group specialises in refurbishment, often with associated new build and has carried out developments with a combined value in excess of £130million, the largest of which, Hartshead Square is currently let to the UK government, The Home Office.

HARTSHEAD
SQUARE
DEVELOPMENT
LIMITED

Crabble Mill - Dover

An existing 30,000 sq ft former paper mill built in the 1890's converted into 42 contemporary style luxury flats for resale, incorporating canal and pond water features along with 7 substantial new build detached houses.

GDV £8m



722 Prince of Wales Road - Sheffield

Refurbishment of a 1950's former engineering company headquarters to create 85,000 sqft of modern air conditioned office space.

GDV £11m



Riverside Care Home - Dartmouth

A luxury 80 bedroom care home, constructed for one of the UK's major care operators.

GDV £8m



Hartshead Square, Sheffield

GDV £40m

Total regeneration of a two acre city centre complex, part refurbishment and part new build, consisting of 125,000 sqft of offices let to a UK government department; 25,000 sqft of smaller office suites and shops; 60,000 sqft of retail space; a 520-space multi storey car park and a 165 bed Travel Lodge.

Heritage Park, Sheffield

GDV £13.5m

A former Grade II listed infirmary, refurbished under negotiation with English Heritage into 65,000sqft of office space. The complex is under a long-term lease by Aviva.

Housing development, Kent

GDV £6m

A new build scheme of 23 houses including seven units presold to a Housing Association.

Caines Portfolio, SW England

GDV £5m

Acquisition and management of an investment and development portfolio comprising 23 properties spread over Herefordshire, Dorset and Devon, including a city centre redevelopment site in Hereford.

Cinema, London W2

GDV £5m

Refurbishment of a 1930s art deco cinema on Bishop's Bridge road, subsequently let to Whitbread for the opening of a TGI Fridays restaurant.



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