

Sheffield

Heart of the City II

ATHOL HOUSE

Sheffield
City Council



Queensberry

Sign

Sign

Prime, boutique offices in the heart of Sheffield city centre. Fully fitted and ready for your business.

Sheffield

A city of ambition, energy and creativity

A regional capital at the centre of an ambitious Northern economy, Sheffield is quickly becoming one of the boldest and most inspiring cities in the UK.

Key economic projects, such as the Advanced Manufacturing Innovation District and Sheffield Olympic Legacy Park, help the city lead the world in making solutions for tomorrow. It has become a magnet for a young workforce who excel in traditional and digital engineering and design.

Sheffield provides a home to those seeking out opportunity and putting down roots. Life here is defined by quality and its unparalleled wellbeing

opportunities. It is known as the Outdoor City, home to some of the finest countryside on earth, and its vibrant independent cultural scene of food, drink, arts and music can rival any city in Europe.



Sheffield is the fourth largest city in the UK. 17m visitors a year. A working catchment of 1.4m people. 63,000 students. Recent investments by McLaren, HSBC and Sky Bet. City centre station for HS2. Over £500m of investment is set to be delivered.

Introducing Athol House

Athol House, which takes its name from the former hotel that once stood on this site, features around 3,000 sq ft of flexible office space. Split across three floors looking out on Pinstone Street, the self-contained workspaces are ideally suited to start-up, small or medium-sized businesses.

Fully fitted out to a Grade A specification. Ready for your business to occupy.

Located between Pinstone Street, Cross Burgess Street and Charles Street, Athol House sits within Block B in the wider Heart of the City II masterplan.

The block will feature almost 11,000 sq ft of shops, restaurants

or cafés on the ground floor, plus 52 quality urban apartments on the floors above – to be known as Burgess House.

Direct access to the offices is via an entrance on Cross Burgess Street and interlinks with the quality public realm of Charter Square.



At the heart of it all

Athol House occupies a prime location in Sheffield City Council's £470 million Heart of the City II scheme – one of the most ambitious and exciting city centre developments in the UK.

The building will form part of the Five Ways pedestrianised junction at the centre of the scheme and is just a stone's throw away from Grosvenor House, HSBC's new Sheffield headquarters.

Swedish fashion brands, Monki and Weekday, as well as independent café Marmadukes, have already been announced for the ground floor of Grosvenor House and will be opening later this year.

Proposals for the wider masterplan include premium retail brands, Grade A offices, urban apartments, lifestyle hotels, restaurants and attractive public spaces.

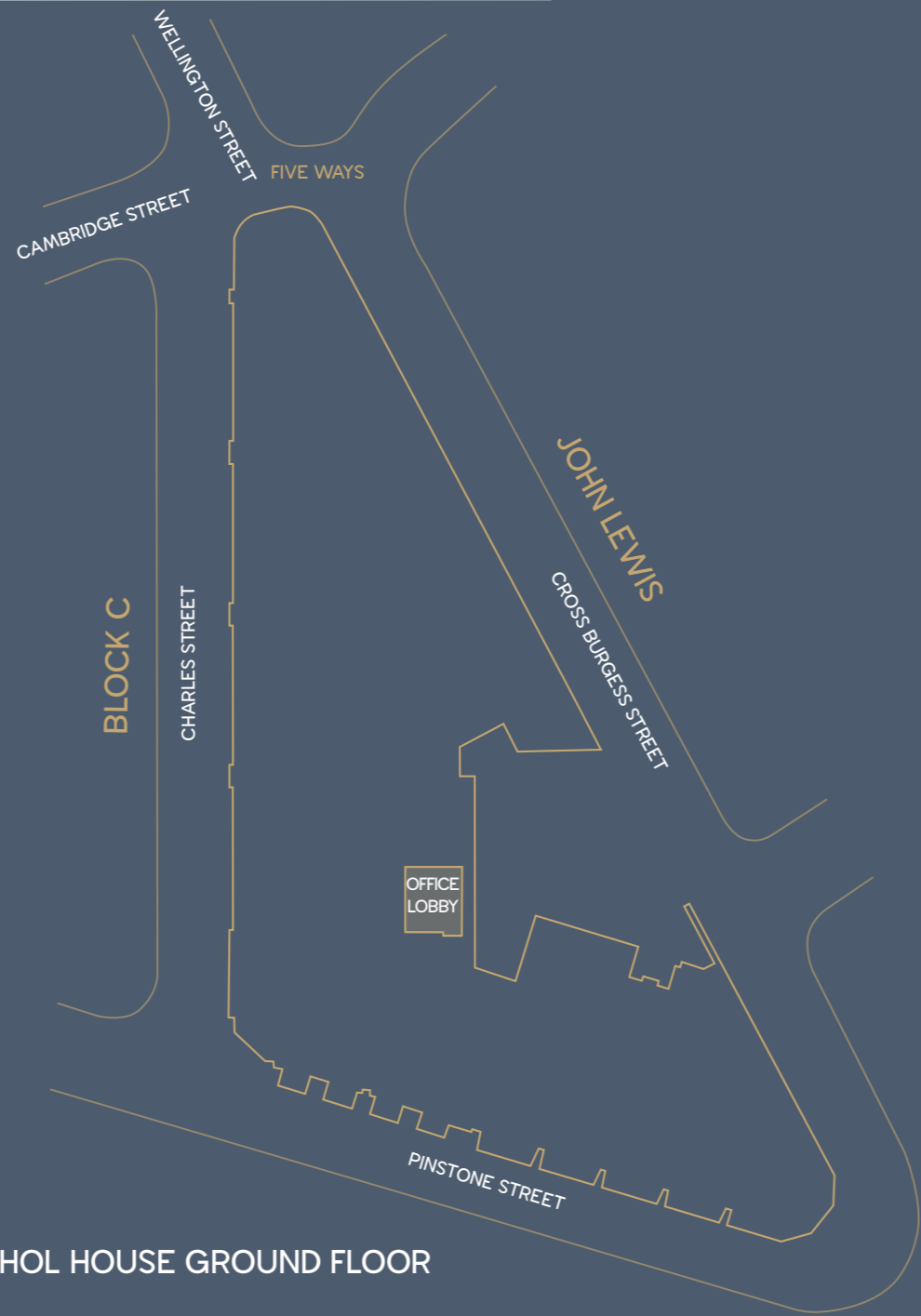


The detail

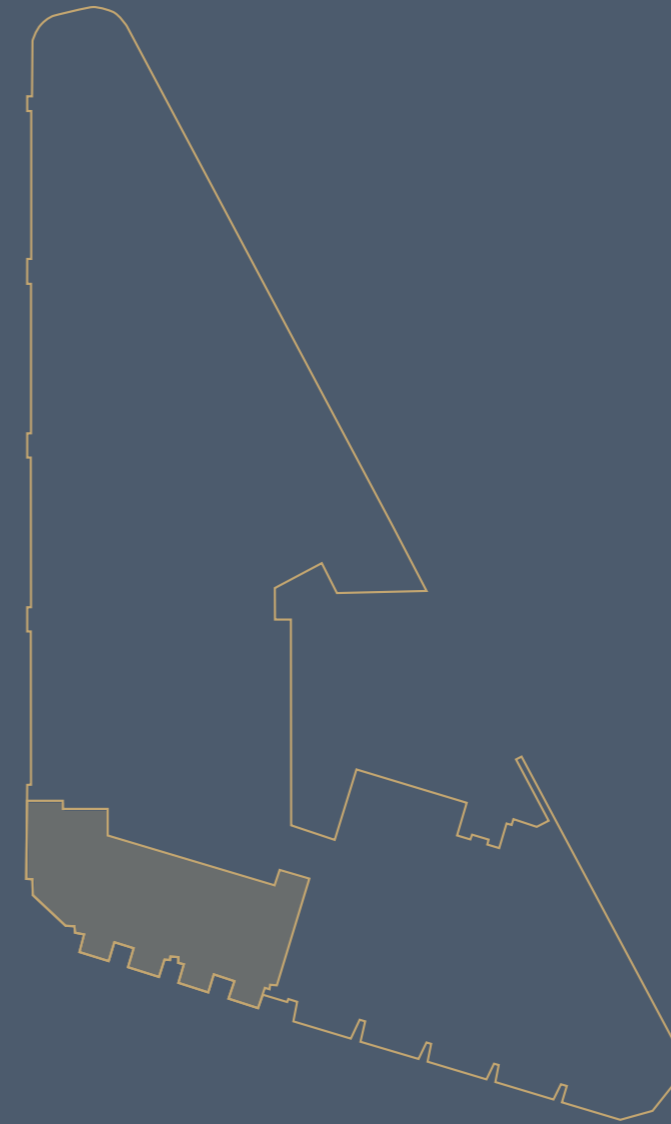
UNIT	SQ FT	SQ M
GROUND FLOOR/RECEPTION	293	27
FIRST FLOOR	1,044	97
SECOND FLOOR	969	90
THIRD FLOOR	969	90
TOTAL	3,275 SQ FT	304 SQ M

Areas are provided by the architect and are on a Net internal basis. Measurement will be undertaken on practical completion of the development.

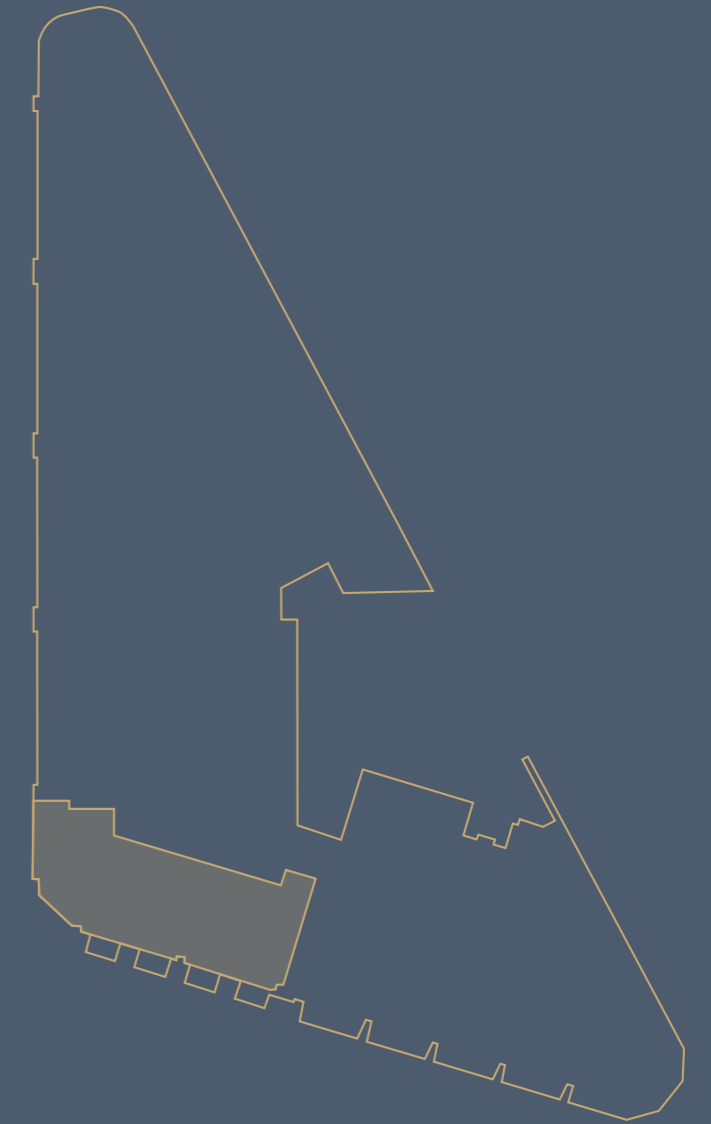
- ICONIC ARCHITECTURE
- LIFT
- WC (INCLUDING DISABLED) FACILITIES
- RAISED ACCESS FLOOR
- AIR CONDITIONING
- SUSPENDED CEILING
- LED LIGHTING



ATHOL HOUSE GROUND FLOOR

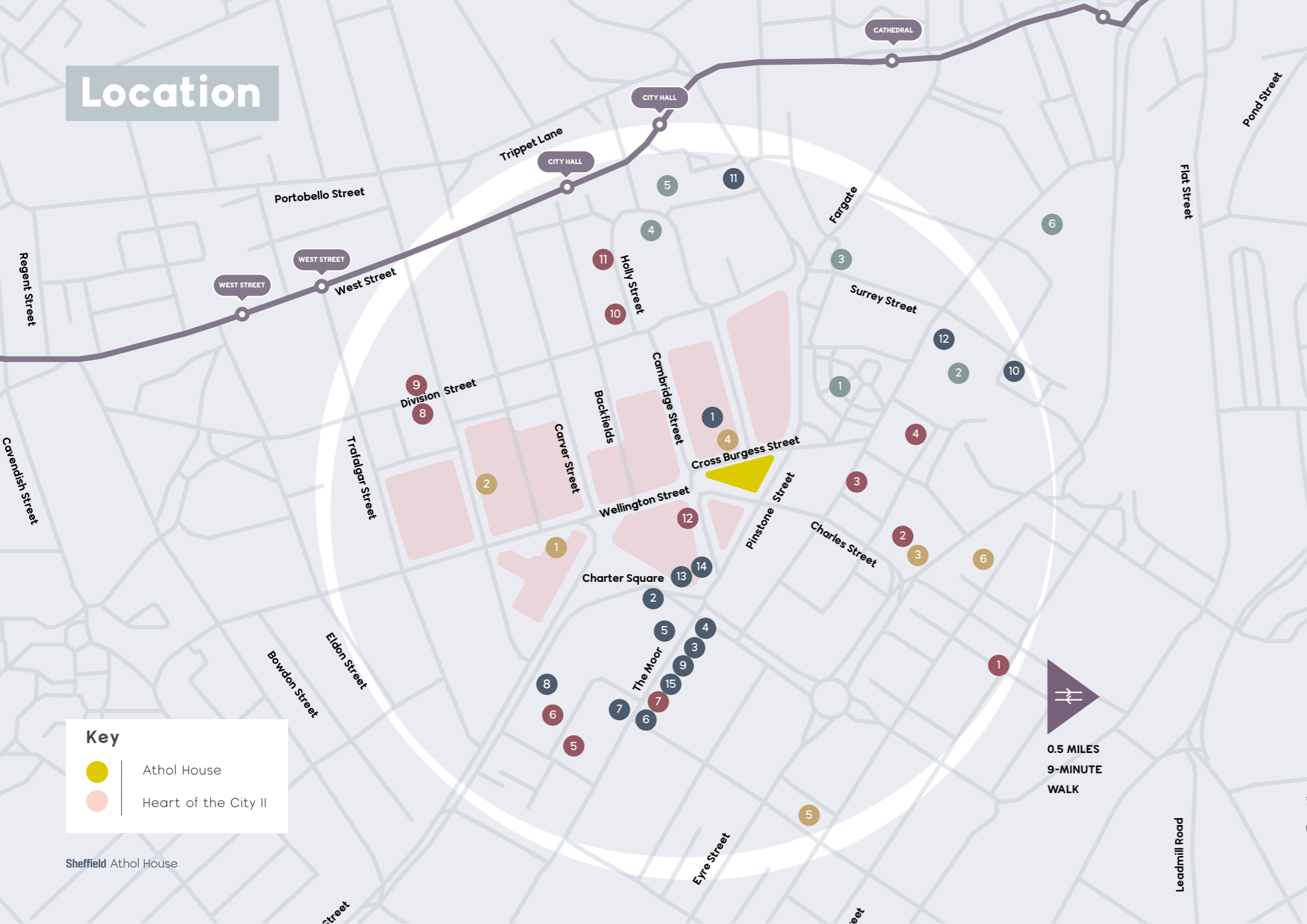


ATHOL HOUSE FIRST FLOOR



ATHOL HOUSE SECOND AND THIRD FLOOR

Location



Key

- Athol House
- Heart of the City II

Sheffield Athol House

Food & Drink

- 1 Tamper Coffee
- 2 Smoke BBQ
- 3 Bill's
- 4 Piccolino
- 5 Pizza Express
- 6 Nando's
- 7 Costa
- 8 Steam Yard
- 9 Lucky Fox
- 10 Pitcher & Piano
- 11 Turtle Bay
- 12 Marmadukes*

Parking

- 1 NCP Wellington Street
- 2 Wellington Street Car Park
- 3 Q-Park Charles Street
- 4 John Lewis Car Park
- 5 Euro Car Park
- 6 Science Park B Car Park

Transport

- Supertram
- Sheffield Train Station

* Coming soon

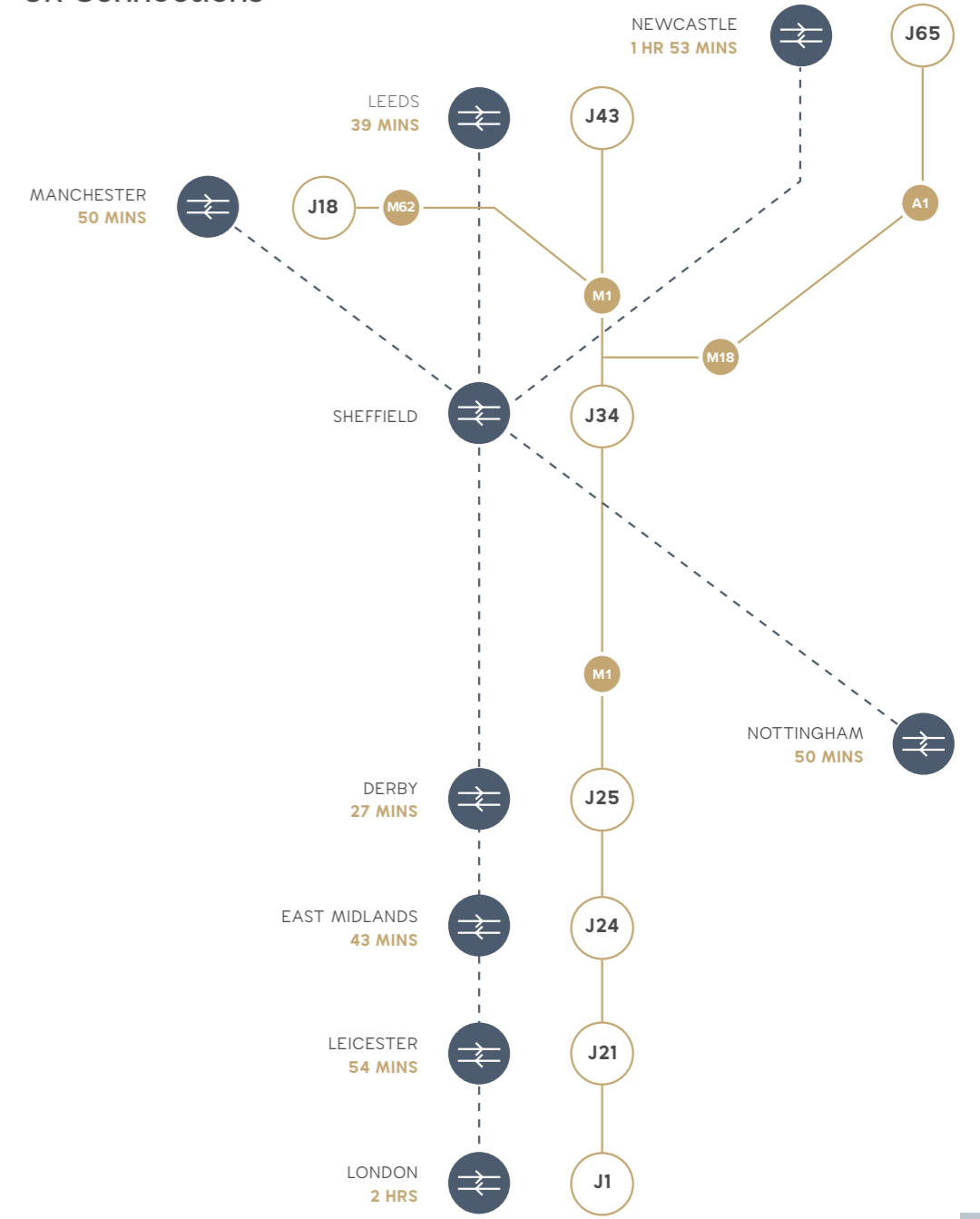
Amenities

- 1 John Lewis
- 2 Debenhams
- 3 Next
- 4 H&M
- 5 JD Sports
- 6 Blacks
- 7 Boots
- 8 The Light Cinema
- 9 Lane7*
- 10 The Fitness Club
- 11 Leopold Hotel
- 12 Mercure St Paul's Hotel
- 13 Monki
- 14 Weekday
- 15 River Island

Landmarks

- 1 Peace Gardens
- 2 Winter Garden
- 3 Town Hall
- 4 City Hall
- 5 Leopold Square
- 6 Sheffield Theatres

UK Connections



A development by



Strategic Development Partner

Queensberry

For further leasing information or to arrange a viewing, please contact:



Adam Cockroft
Email: adam.cockroft@cushwake.com
M: +44 (0) 7769 745447
T: +44 (0) 113 233 8866
www.cushmanwakefield.co.uk



Tim Bottrill
Email: tim@colloco.co
M: +44 (0) 7810 865 561
T: +44 (0) 114 299 3121
www.colloco.co



Ross Firth
Email: RCFirth@lsh.co.uk
M: +44 (0) 7729 700 588
T: +44 (0) 113 887 6706
www.lsh.co.uk

Misrepresentation Act. Sheffield City Council, Queensberry, colloco, Cushman & Wakefield and Lambert Smith Hampton gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute any part of an offer or contract; (2) Sheffield City Council, Queensberry, colloco, Cushman & Wakefield and Lambert Smith Hampton cannot guarantee and accept no liability for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation contained herein and prospective purchasers or tenants must therefore not rely on them as statement of fact and must satisfy themselves as to their accuracy; (3) The VAT position relating to the property may change without notice; (4) All floor plans are not to scale and are for identification purpose only and (5) all photographs are indicative of the building and site only and are not an exact representation.





www.heartofcity2.com

Queensberry