

The Heart of the city has been designed, occupied by & being built to enhance the quality of life through the user experience.

A mix of mixed uses will bring choice & diversity throughout the buildings & spaces that will make working, living, shopping or just hanging-out here a fulfilling & rewarding experience.

WE WANT THE WORKSPACE TO

THINK NEW

HERE.

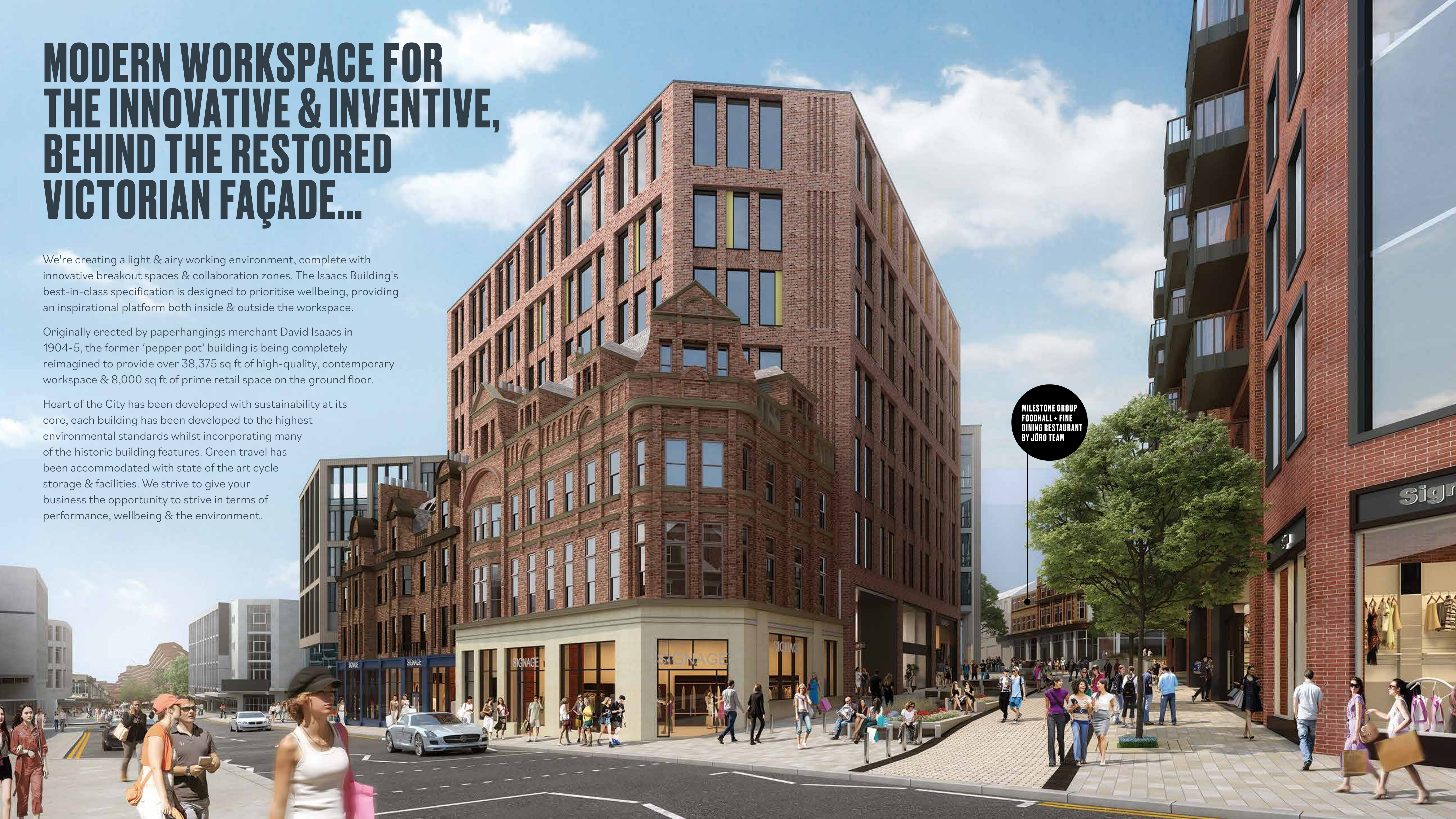


MODERN WORKSPACE FOR THE INNOVATIVE & INVENTIVE, BEHIND THE RESTORED VICTORIAN FAÇADE...

We're creating a light & airy working environment, complete with innovative breakout spaces & collaboration zones. The Isaacs Building's best-in-class specification is designed to prioritise wellbeing, providing an inspirational platform both inside & outside the workspace.

Originally erected by paperhangings merchant David Isaacs in 1904-5, the former 'pepper pot' building is being completely reimaged to provide over 38,375 sq ft of high-quality, contemporary workspace & 8,000 sq ft of prime retail space on the ground floor.

Heart of the City has been developed with sustainability at its core, each building has been 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.



MILESTONE GROUP
FOODHALL + FINE
DINING RESTAURANT
BY JÖRO TEAM

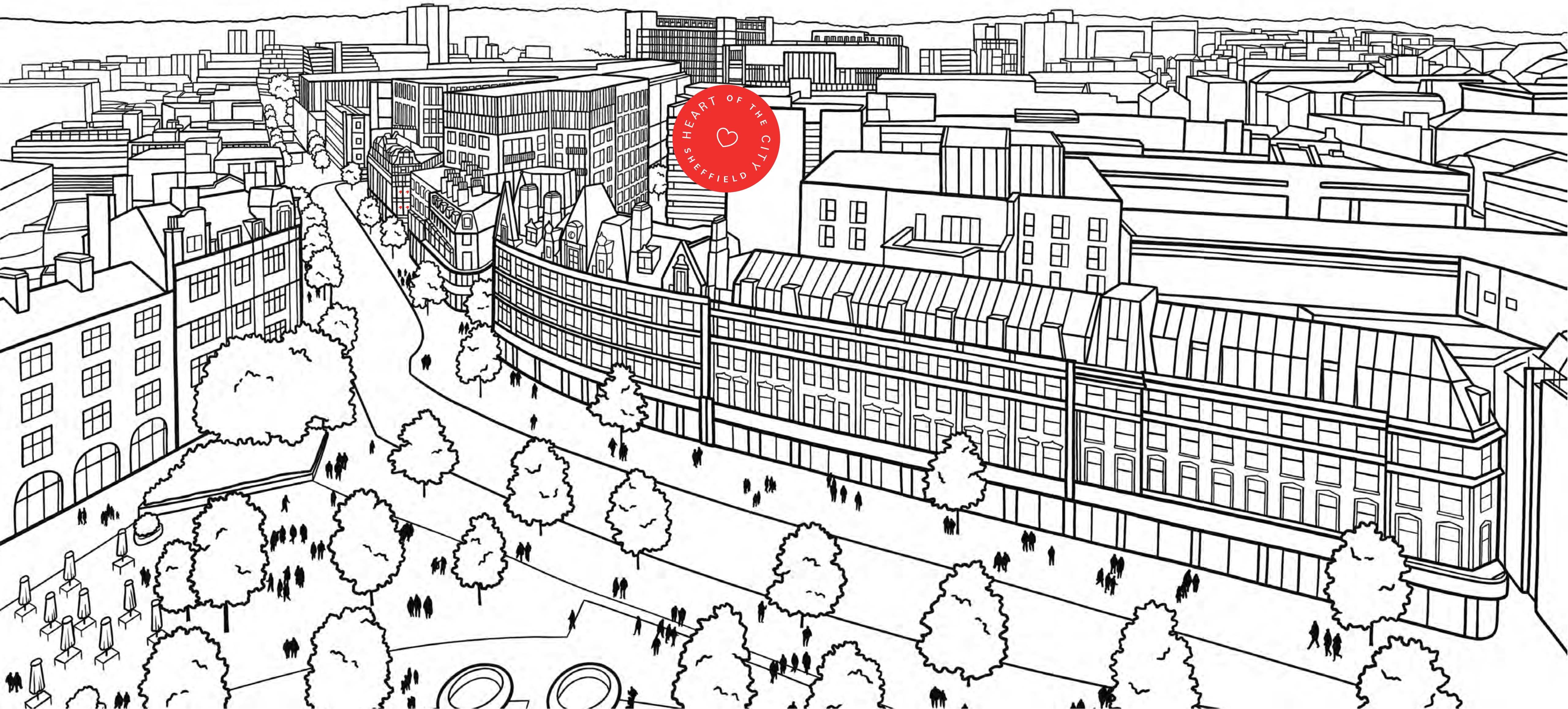


SUSTAINABILITY & CUSTOMER EXPERIENCE GUIDE DECISIONS & DESIGN

Throughout the new individually designed & repurposed buildings, following the open historic streetscape, the mix of mixed uses integrate & connect with the city & its community.

Choice & experience throughout the Heart of the City will strengthen a sense of place & belonging for our community that live & work here & those that choose to visit.

Creating choice for each & every use of our spaces: HQ to studios & maker space (workspace), flagship to boutiques (shops), foodhall to fine dining (restaurants), gigs to galleries (culture) & gatherings or me-time (social spaces)...





Devonshire Green

City Hall

Orchard Square

FARGATE

DIVISION STREET

DIVISION STREET

Devonshire Green

Kangaroo Works

Carlisle House

Cubo
38 Carver Street

The Comhouse

Leah's Yard

The Gaumont

Radisson Blu

Peace Gardens

Winter Gardens

Pound's Park

Stirrings Place

Elshaw House

Coalpit Yard

Bethel Chapel

Cambridge Street Collective

412 Spaces

Cutler's Corner

Burgess House

Laycock House

DLA PIPER

449 Spaces

HSBC UK

CMS
law-tax-future

Isaacs Building

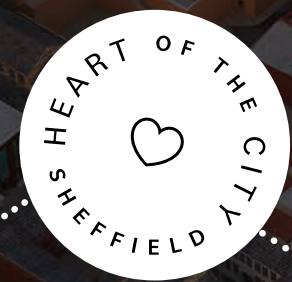
DLA PIPER

ARUP

THE FURNACE

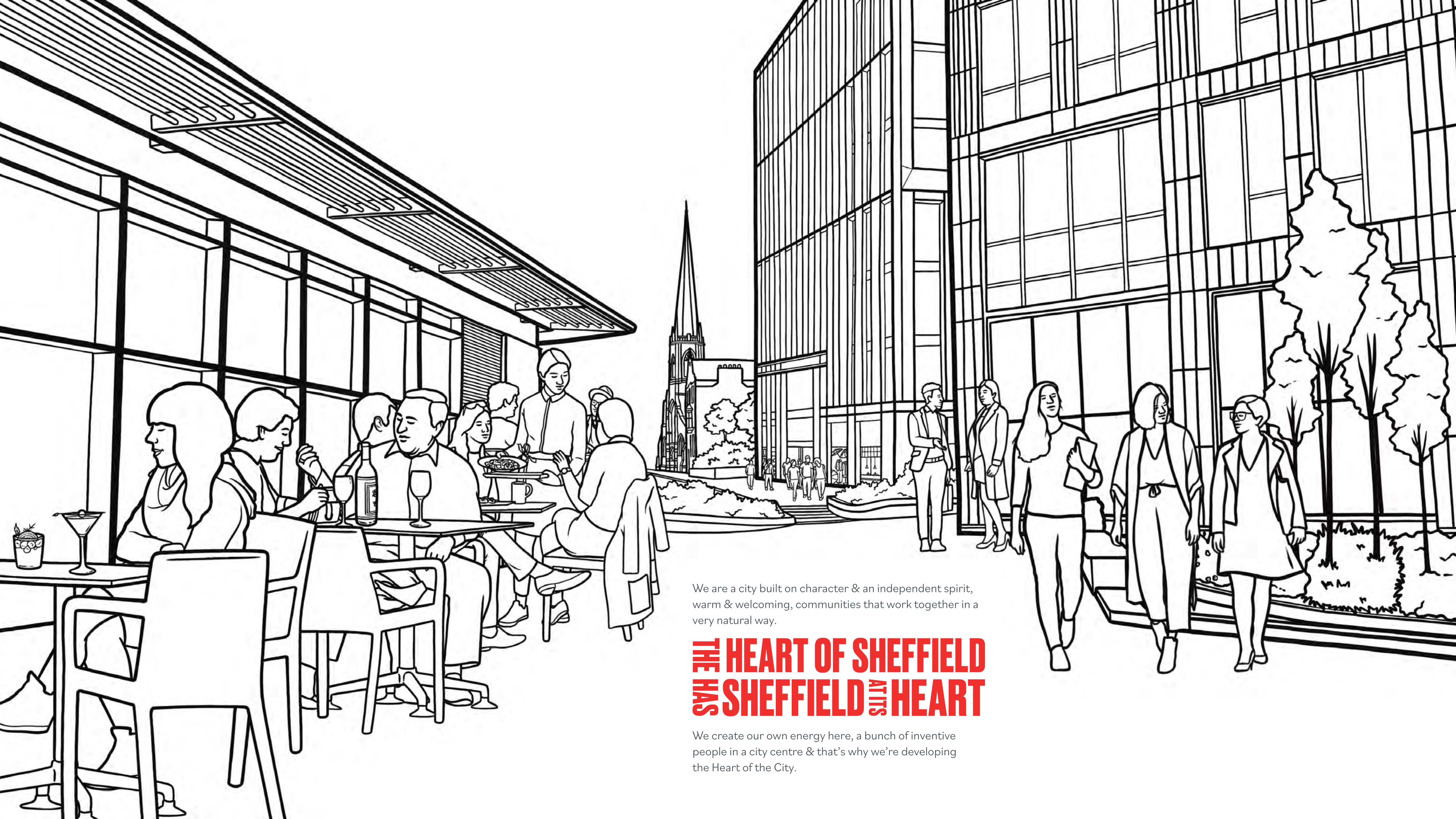
THE MOOR

Westfield Health



**ISAACS
BUILDING**

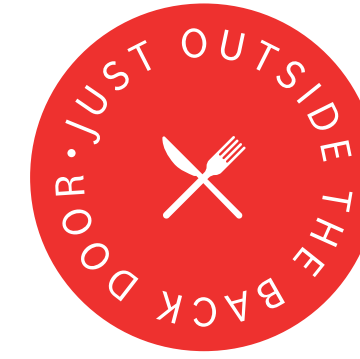




We are a city built on character & an independent spirit, warm & welcoming, communities that work together in a very natural way.

THE HEART OF SHEFFIELD HAS ITS HEART

We create our own energy here, a bunch of inventive people in a city centre & that's why we're developing the Heart of the City.



Cambridge Street Collective will have a vibrant food hall on the ground floor, operated by The Milestone Group.

Celebrated chef Luke French & his wife & business partner, Stacey Sherwood-French, the pair are behind award-winning JÖRO are bringing a highly anticipated restaurant to the top floor with rooftop dining terrace & pre-dining rooftop bar.

Leah's Yard will feature a collection of high-quality local traders within ground floor studios, offering everything from furniture & clothes to artisan foods & ales, with space on upper floors for the best of Sheffield's small businesses. There will be a curated series of open events, themed evenings & makers markets.

“We have had great success in Sheffield, Weekday has really become part of a great community. Now we look forward to meeting an even larger audience with the exciting new transformation.”

Daniel Herrmann, Managing Director **WEEKDAY**



“We are delighted to reaffirm our commitment to Sheffield – & the North of England generally – in the most tangible way possible, by taking a new home for our people in the City for the next 20 years, with space to grow.”

Mark Haywood, Head of the North **CMS**

**ISAACS BUILDING:
READY FOR OCCUPATION
SPRING 2022**



Interior concept: Direction

Inspired by the local landscape setting, natural forms & language the natural & man made environment.



Change in height running throughout the local countryside



Curved & circular forms in both the natural & man-made local landscape



A gentle colour palette of greens, mustard yellows & pinks through moss, grasses & heather



Layering effect seen from both natural mist & previously smog of the industrial city

Interior concept: Intent

Our vision for Isaac's Building intends to manifest & deliver the following elements & embody their values through out the interior design of Isaacs Building. These key ideas will manifest through layouts that respond to both the building & user, carefully selected materials, bespoke joinery, unique colour palettes & intuitive lighting & technology.

A SENSE OF BALANCE

Promoting the balance between workplace & social values



CLEAR CHARACTER

Be truthful to the client's vision through the design language



WARMTH & INTEGRITY

Honesty in design, professional & welcoming



DYNAMIC SPACE

Expressing the client's & buildings unique values



HONEST MATERIALS

Create a sense of wellbeing through natural materials



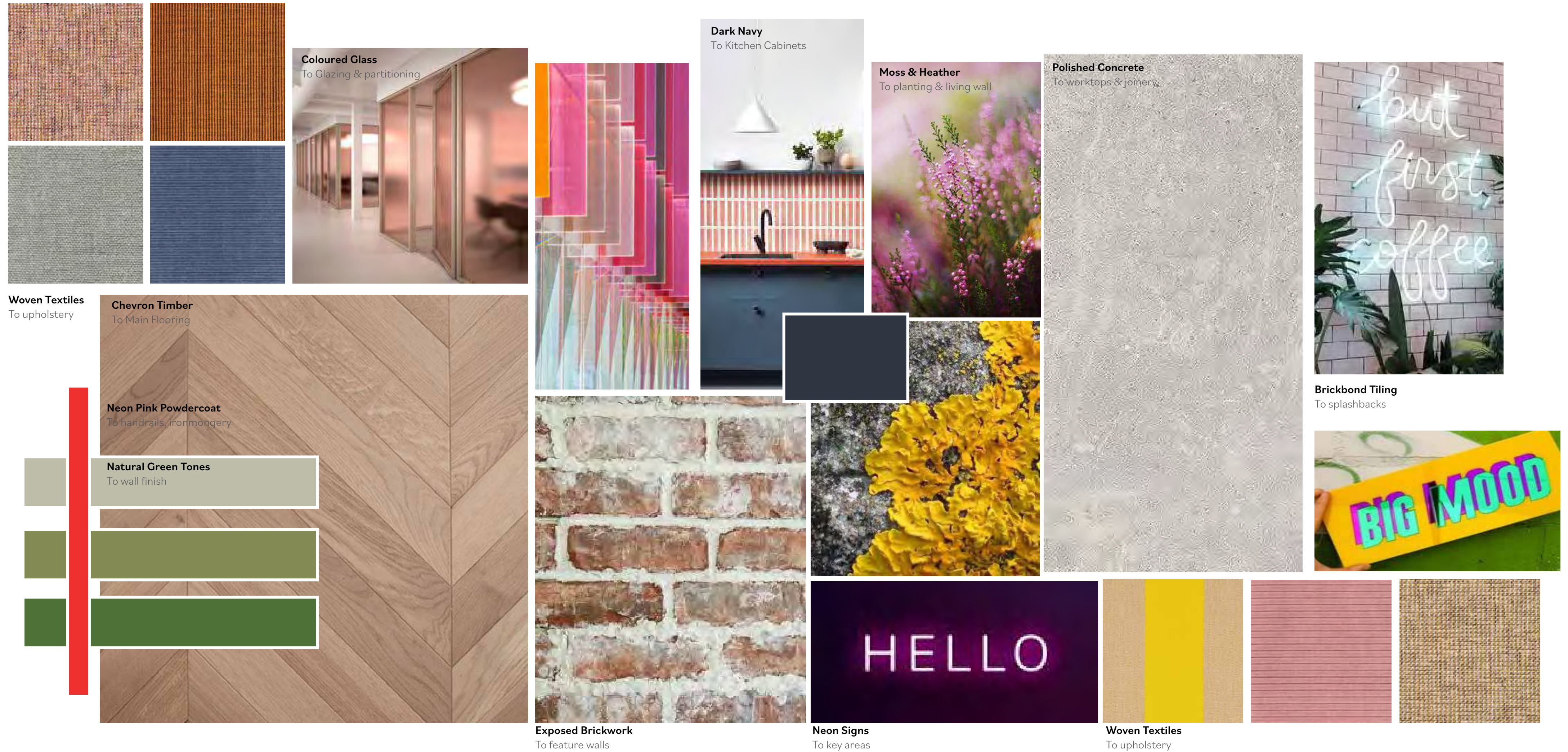
OPEN & INVITING

Provide a welcoming, friendly space that people are proud of



Interior concept: Moodboard

Our vision for the interior of Isaacs Building looks to showcase the original features of the historic building whilst introducing new layers of colour, texture, pattern & natural materials to build an environment that is sensitive to its history yet reflective of the users brand & ambitions.



Woven Textiles
To upholstery

Coloured Glass
To Glazing & partitioning

Dark Navy
To Kitchen Cabinets

Moss & Heather
To planting & living wall

Polished Concrete
To worktops & joinery

Brickbond Tiling
To splashbacks

Woven Textiles
To upholstery

Neon Signs
To key areas

Exposed Brickwork
To feature walls

Neon Pink Powdercoat
To handrails, ironmongery

Natural Green Tones
To wall finish

Chevron Timber
To Main Flooring

HELLO

BIG MOOD

but first, coffee

Interior concept: Key design opportunities

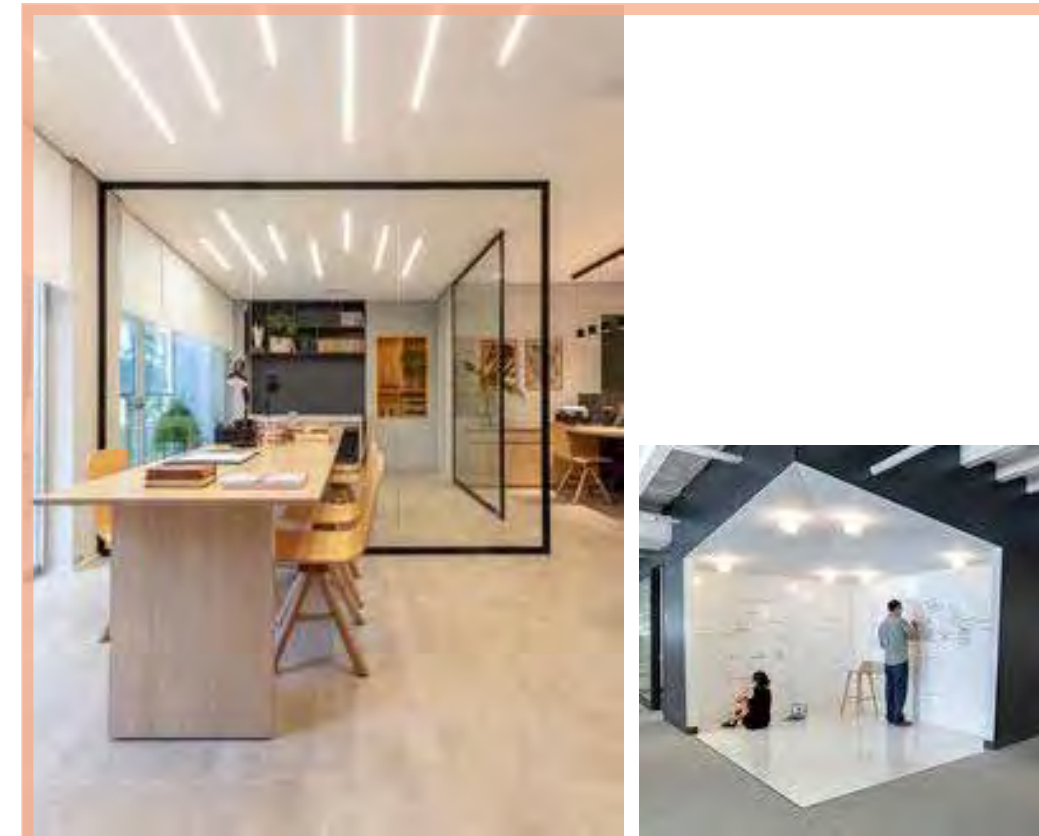
The following precedent images provide an insight into some of the key zones within the building & the types of furniture, layout & internal environments we intend to create.



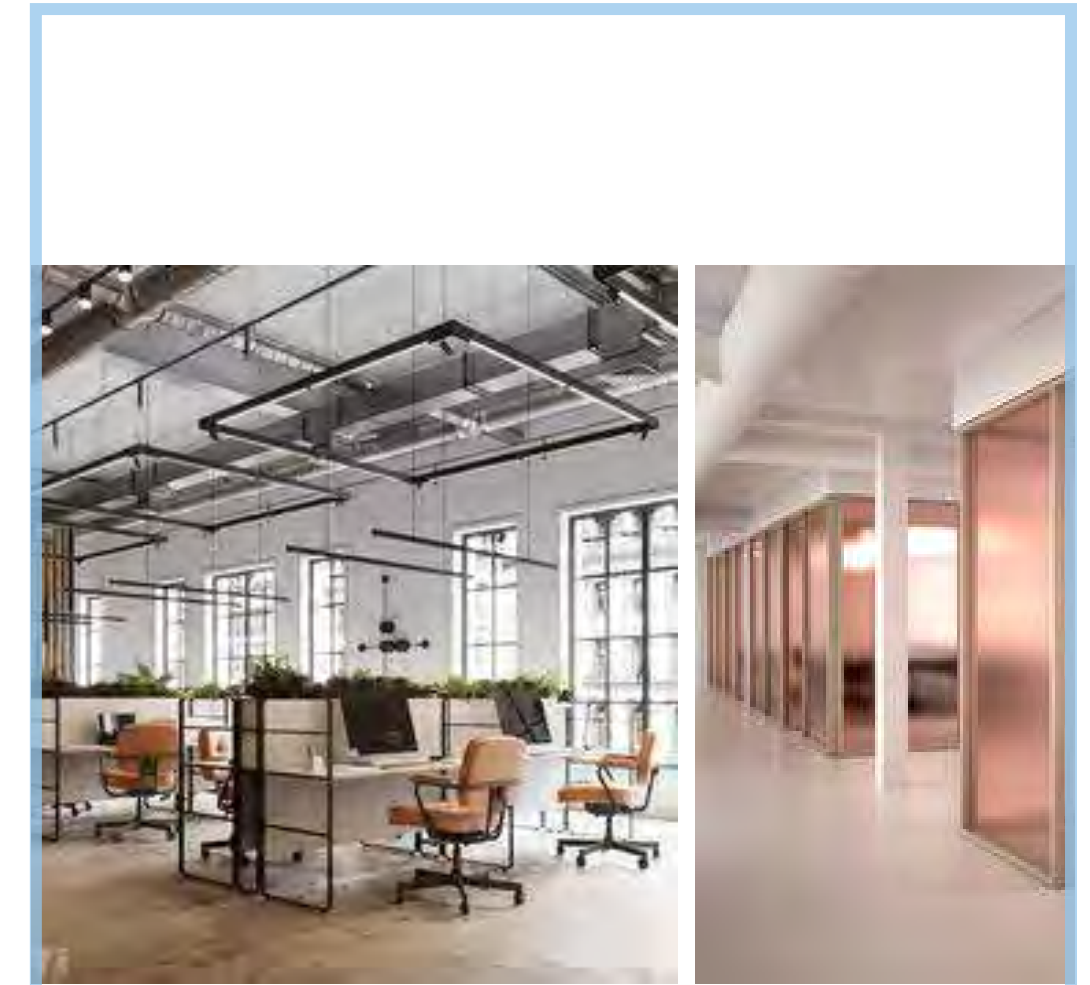
WELCOME



COMMUNAL AREAS

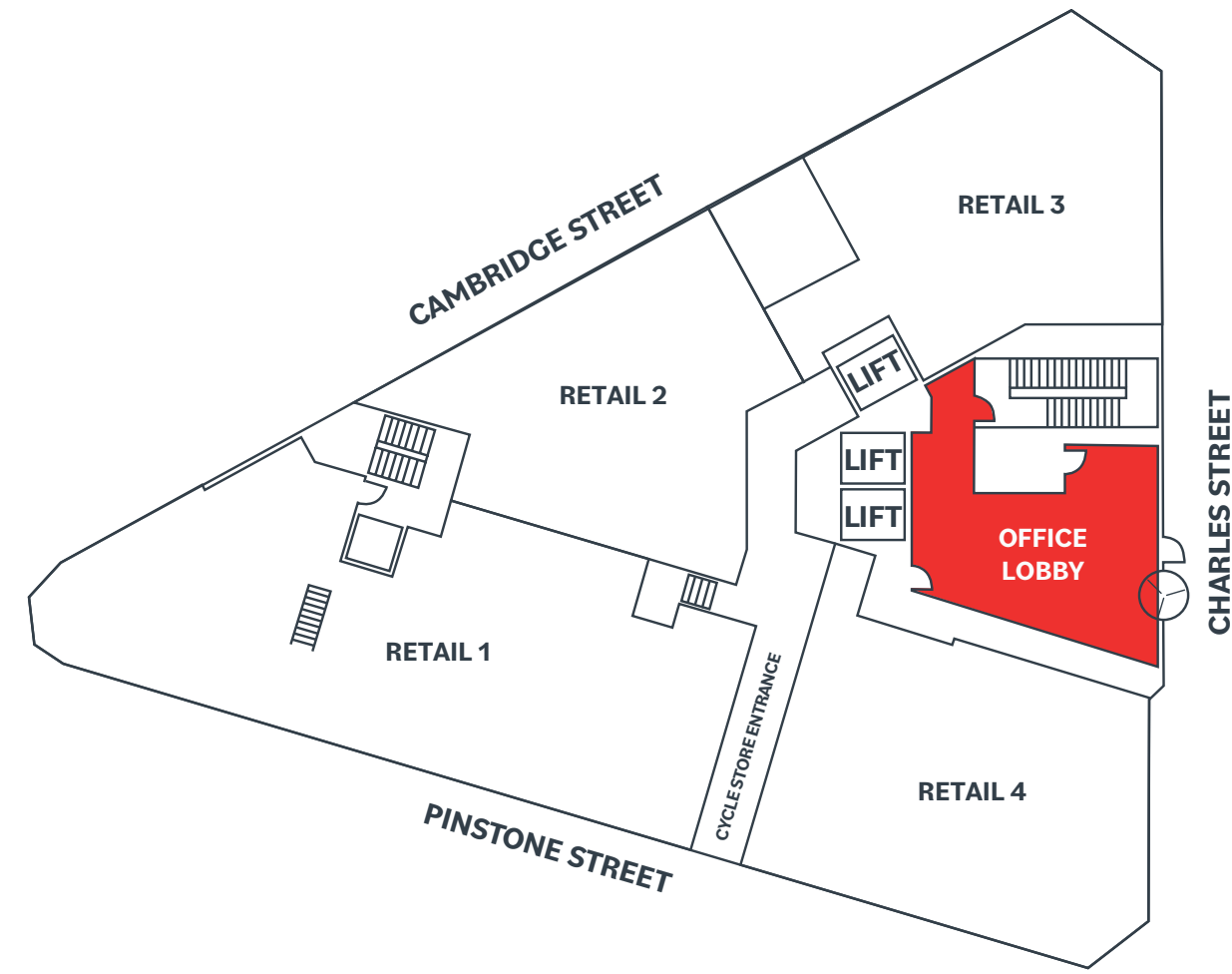


COLLAB

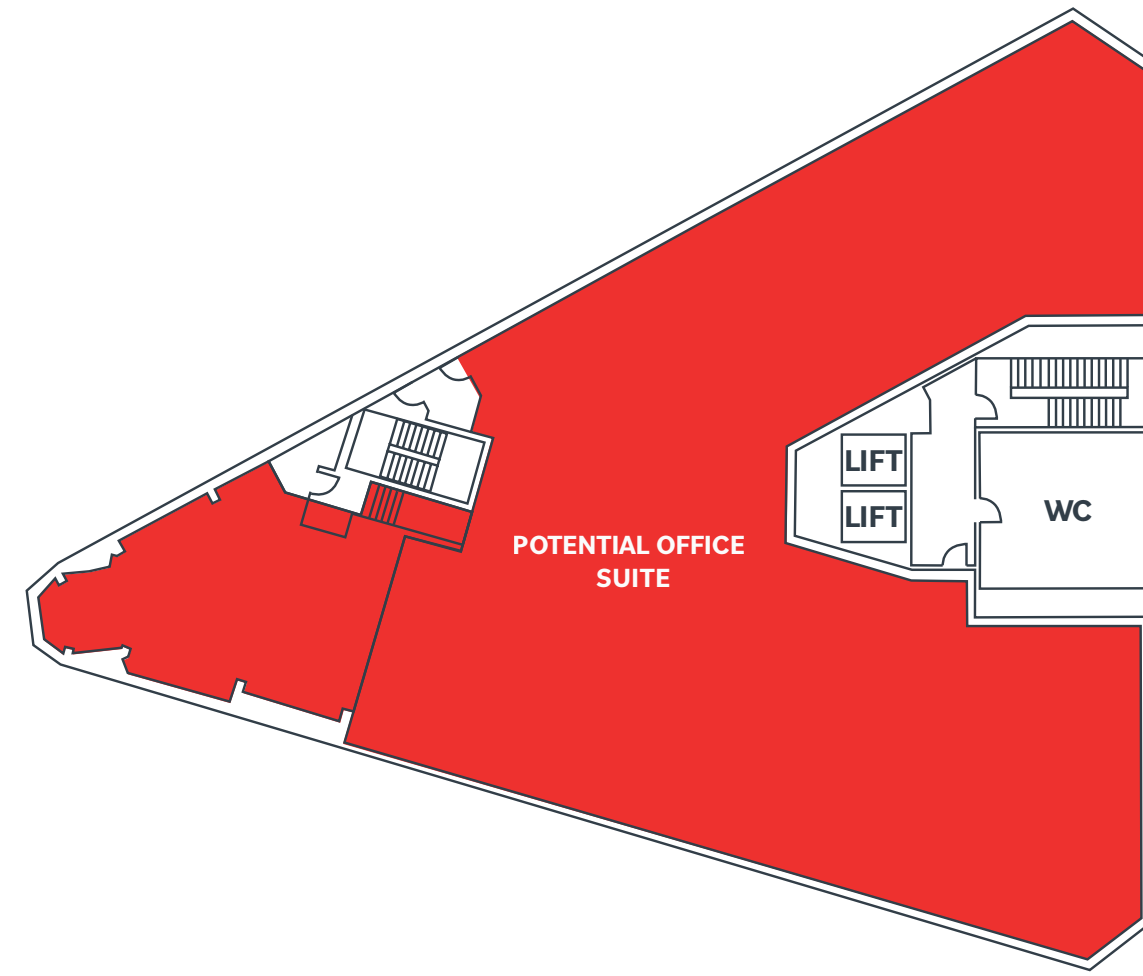


FOCUS

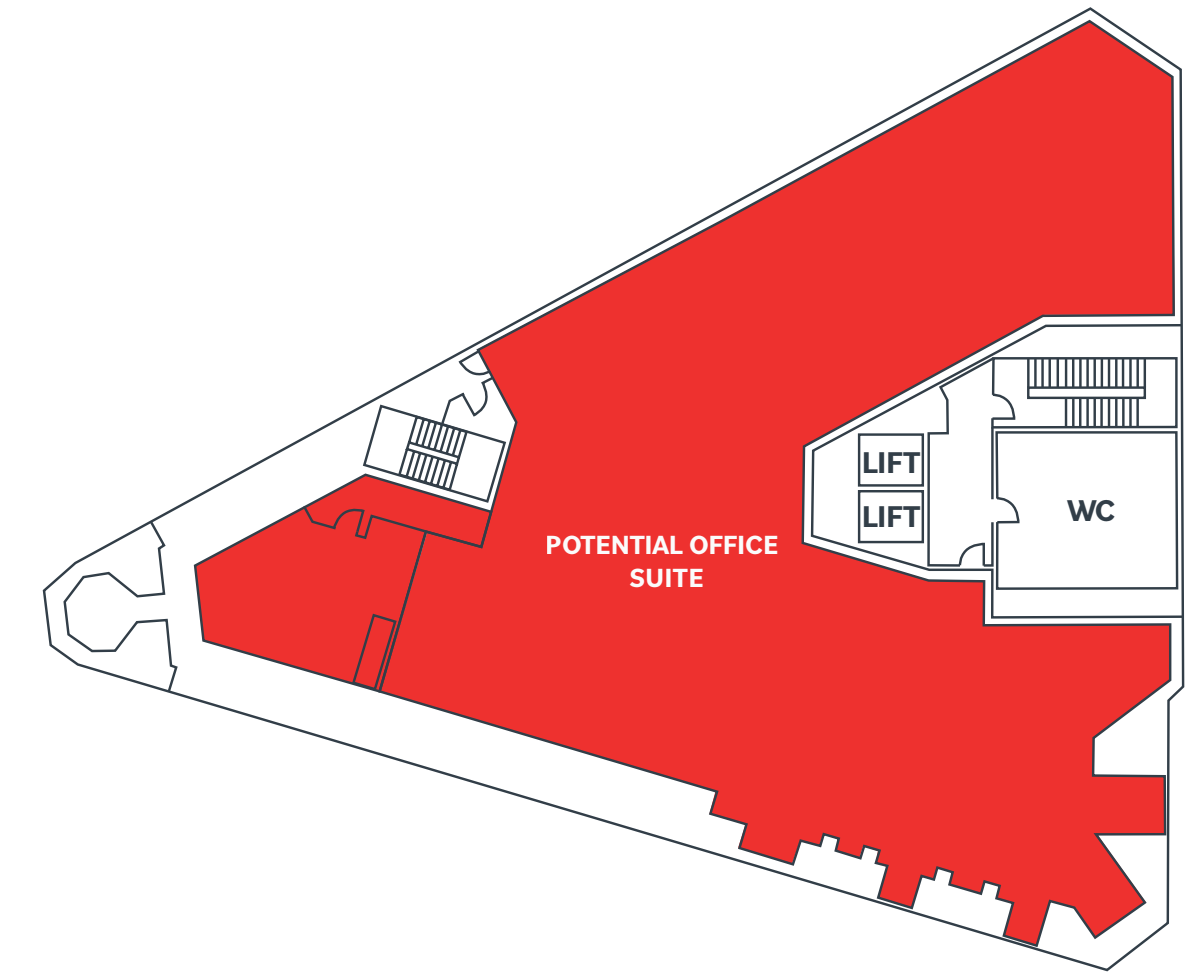
Floorplans for available floors



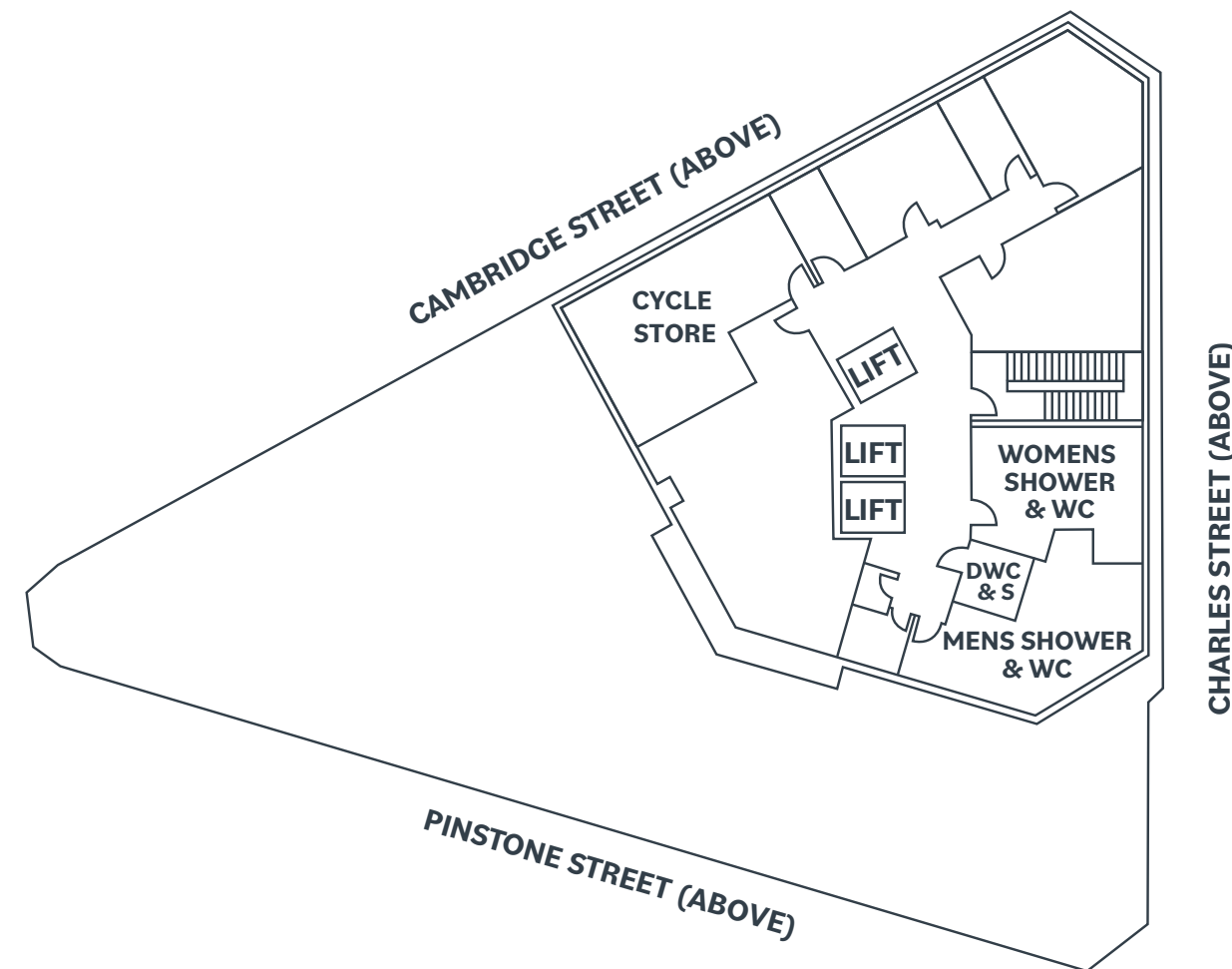
Ground Floor (Shared Lobby)
753 sq ft / 70 sq m



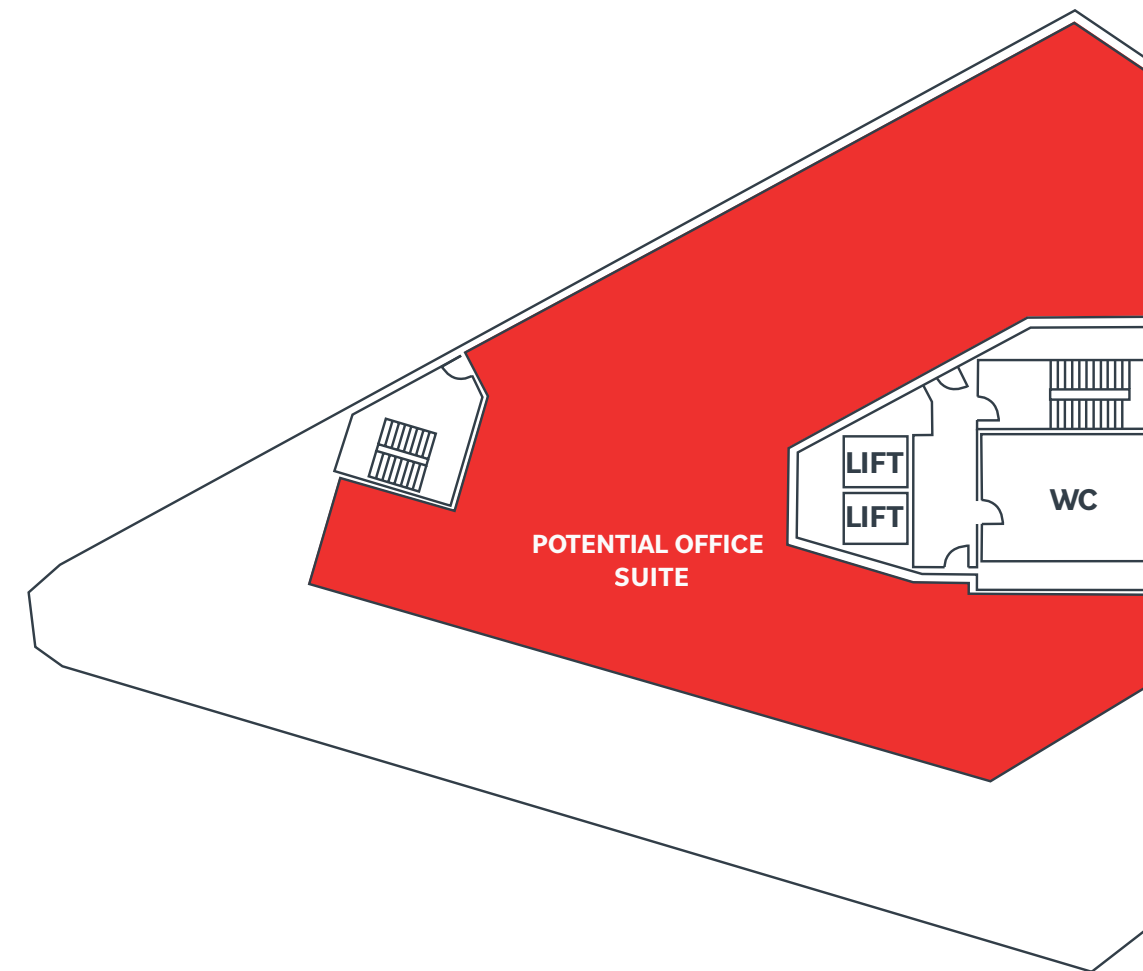
Second Floor
8,159 sq ft / 758 sq m



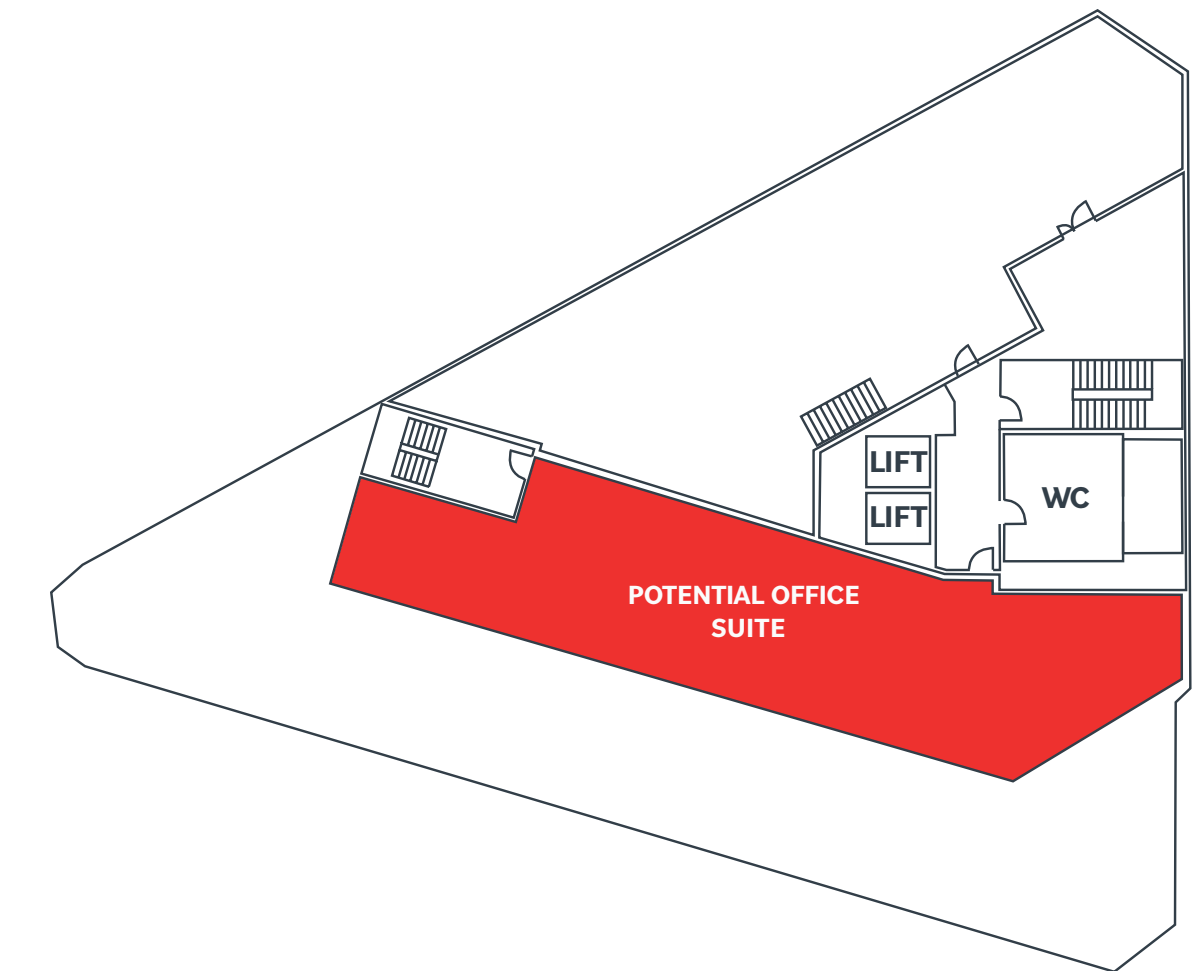
Third Floor
7,093 sq ft / 659 sq m



Basement Floor
Cycle stores & showers



Fourth, Fifth & Sixth Floors
5,264 sq ft / 489 sq m (each floor)



Seventh Floor
2,293 sq ft / 213 sq m

Technical details & unique features



Air conditioning throughout



Double height reception



Connects directly to quality public realm



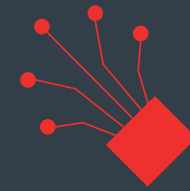
Quality changing & shower facilities



Panoramic views



Retail on the ground floor



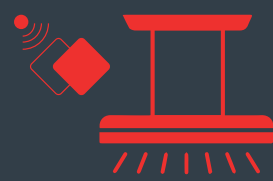
Fibre data connectivity



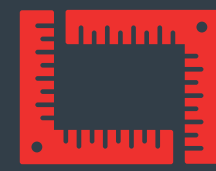
Secure basement cycle storage & drying room



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 (Predicted)



View from Five Ways, the pedestrianised intersection of Charles Street, Cambridge Street, Wellington Street & Cross Burgess Street.

The landscaping is softened with natural planting that follows the streetscape, creating green corridors to support & protect biodiversity in Heart of the City.

GREY TO GREEN

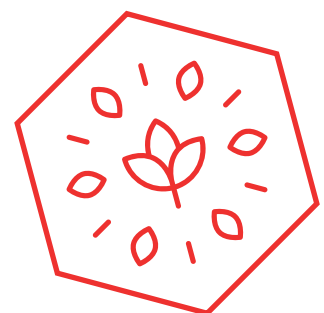
The development connects green spaces & planting zones, with sustainable urban drainage systems, we're continuing Sheffield's proud tradition of quality urban realm.

The completed Grosvenor House, home to HSBC & CMS has achieved LEED Gold standard.

US Green Building Council's - Leadership in Energy & Environmental Design

To enhance the building's green initiative, the building has been connected to Sheffield's District Energy Network - providing low-cost & sustainable energy.

Sustainable development guides every decision, we will reduce our carbon footprint & waste, increase our use of green energy & sustainability initiatives to create a place that will enhance the wellbeing of those that live, work & visit - a place to be proud of.



Schedule of accommodation

Floor	Size (sq ft)	NLA (sq m)
Ground Floor (Shared Lobby)	753	70
First Floor	LET	LET
Second Floor	8,159	758
Third Floor	7,093	659
Fourth Floor	5,264	489
Fifth Floor	5,264	489
Sixth Floor	5,264	489
Seventh Floor	2,293	213
Total (Not inc. First Floor)	34,090	3,167

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

£27.00 per sq ft based on NIA floor area.

Incentive

Rent free periods available depending on lease term.



Contact the leasing team for more information:

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Heart of the City
For & by

Sheffield

Pound's Park

Show me the data

GREEN SPACE

CAMBRIDGE STREET

Milestone Group Food Hall

Where you're in good company

A beautiful university

town with an emerging

art & technology scene

Best-in-class



Strategic Development Partner:

Queensberry