

Sheffield

# Heart of the City II

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BLOCK H2

70,000 sq ft of  
contemporary,  
industrial-inspired  
Grade A office space in  
the heart of Sheffield.

5  
WAYS HOUSE

# 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 Boeing. City centre station for HS2. Over £500m of investment is set to be delivered.

# Introducing H2

H2 will be a landmark new building offering 70,000 sq ft of Grade A office space over seven floors.

The ground floor will be made up of an impressive 2,000 sq ft stylish double height reception lobby, as well as six premium units suited to shops, cafés and restaurants.

An exclusive roof terrace will provide additional operational space and offer sweeping views across the city centre.

H2 will be a striking, dark coloured metal building of exceptional design quality. Using materials that are 'of Sheffield', it aims to marry the

industrial character of the city's red brick buildings with the newer, more modern metal structures.

Internally, a complementary palette of materials will create a modern, timeless interior with industrial accents throughout. The flexible floorplates allow for various methods of working – including breakout and collaboration zones designed to support wellbeing and provide a platform for inspiration and creativity.



Example internal fit out

## At the heart of it all

H2 sits as part of Block H, which occupies a prime location in Sheffield City Council's Heart of the City II scheme – one the most ambitious and exciting city centre developments in the UK.

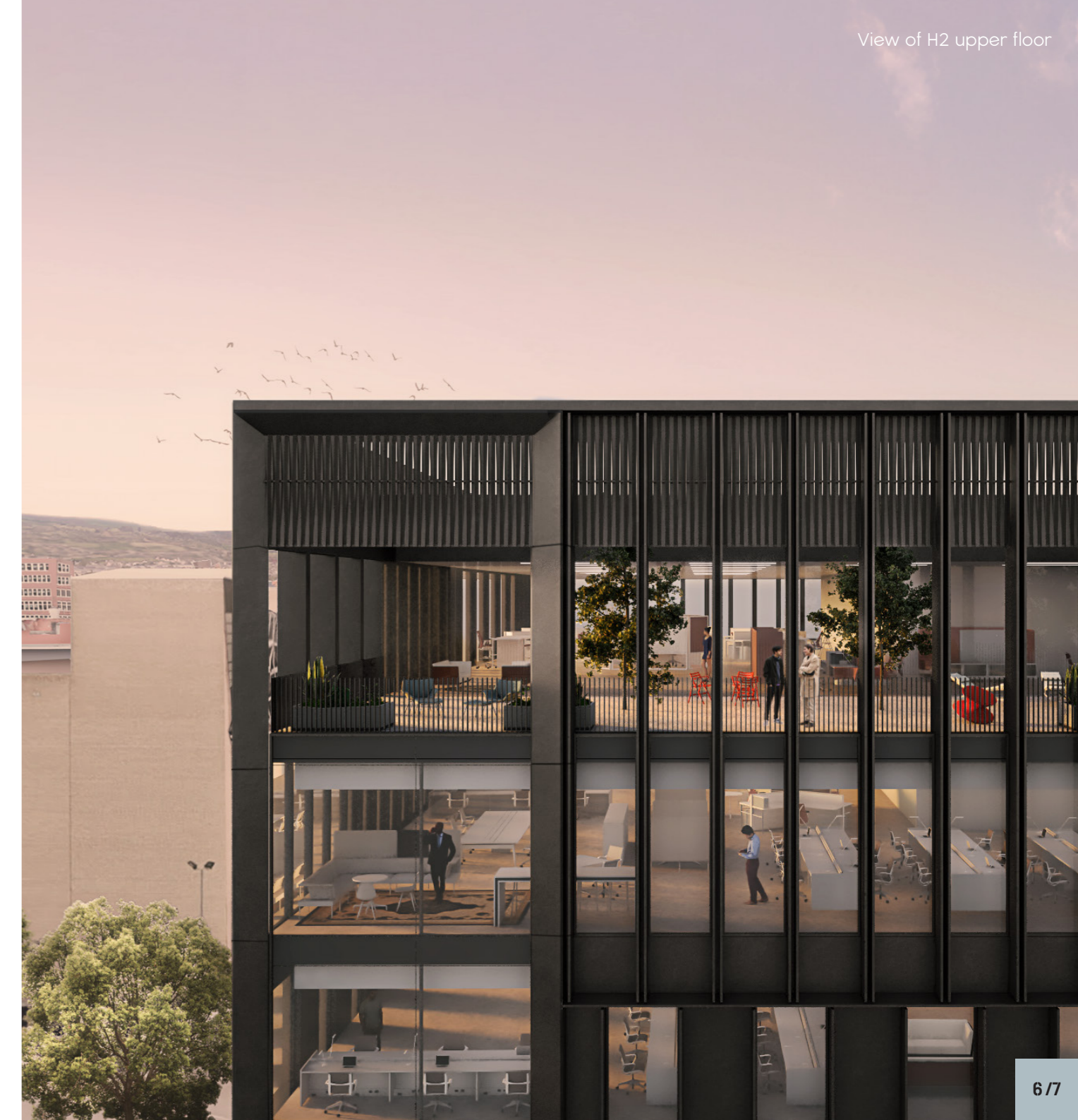
Proposed plans for wider Block H site include:

- **Shops, bars and restaurants**
- **A major food hall**
- **Small-scale creativity hubs for makers**
- **Venue space for events**

Located on the site between Wellington Street, Carver Street and Cambridge Street, Block H will link directly to the attractive new public spaces of Charter Square and Five Ways.

It also sits alongside Grosvenor House – HSBC's new Sheffield headquarters. Swedish fashion brands, Monki and Weekday, as well as independent café Marmadukes, have also been announced for the ground floor of Grosvenor House and will be opening later this year.

Proposals for the wider masterplan include premium retail and restaurant brands, Grade A offices, urban apartments and lifestyle hotels.



# The detail



Stylish double height reception lobby



Connects directly to attractive new public realm



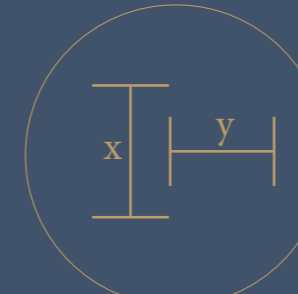
DDA compliant facilities located across all floors



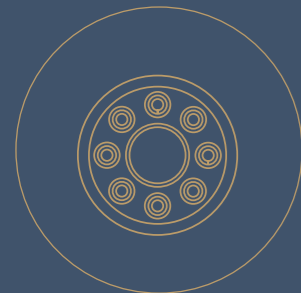
Quality changing and shower facilities



Full access raised floors, allowing flexible delivery of cabling



Impressive deep floor plates - 25.5m by 52.5m



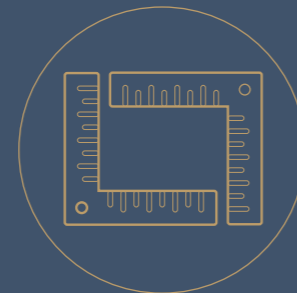
LED lighting



BREEAM 'Very Good' rating



24-hour building access



Divisible floorplates of 10,500 sq ft on each level

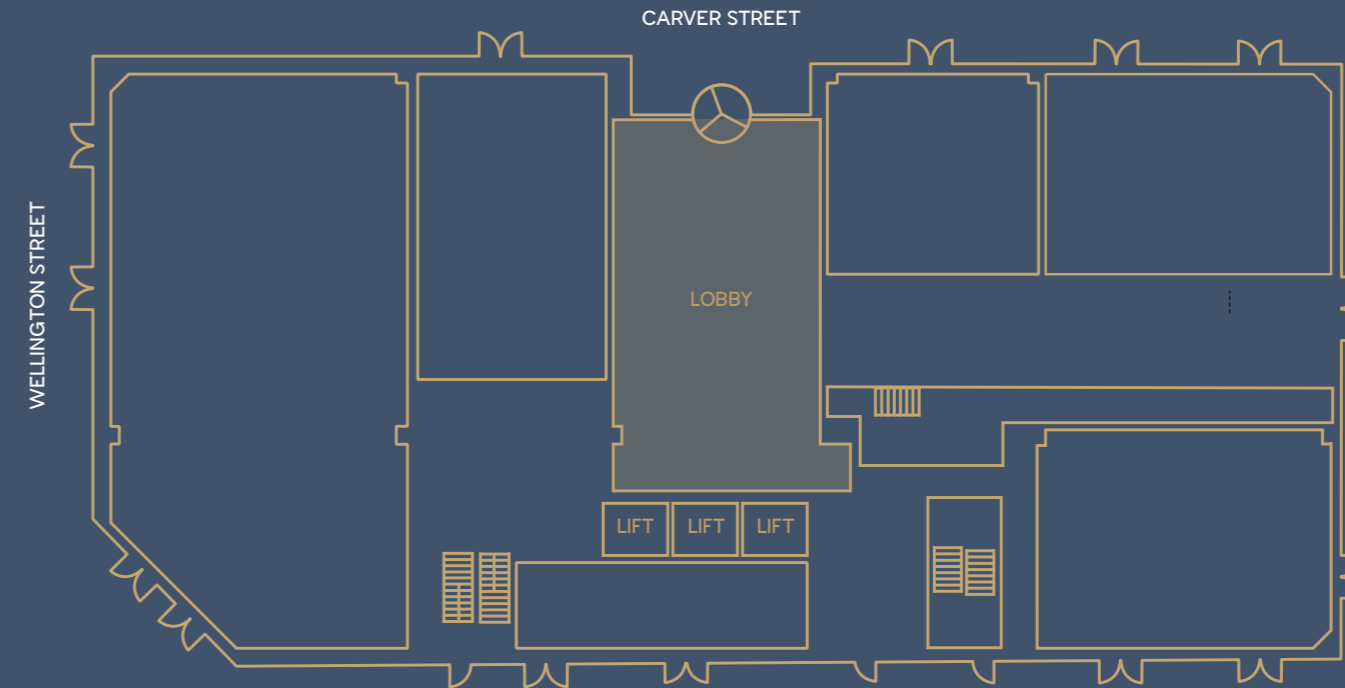


Dedicated cycle parking



A contemporary and industrial-inspired design

## GROUND FLOOR OFFICE LOBBY



### SCHEDULE OF AREAS

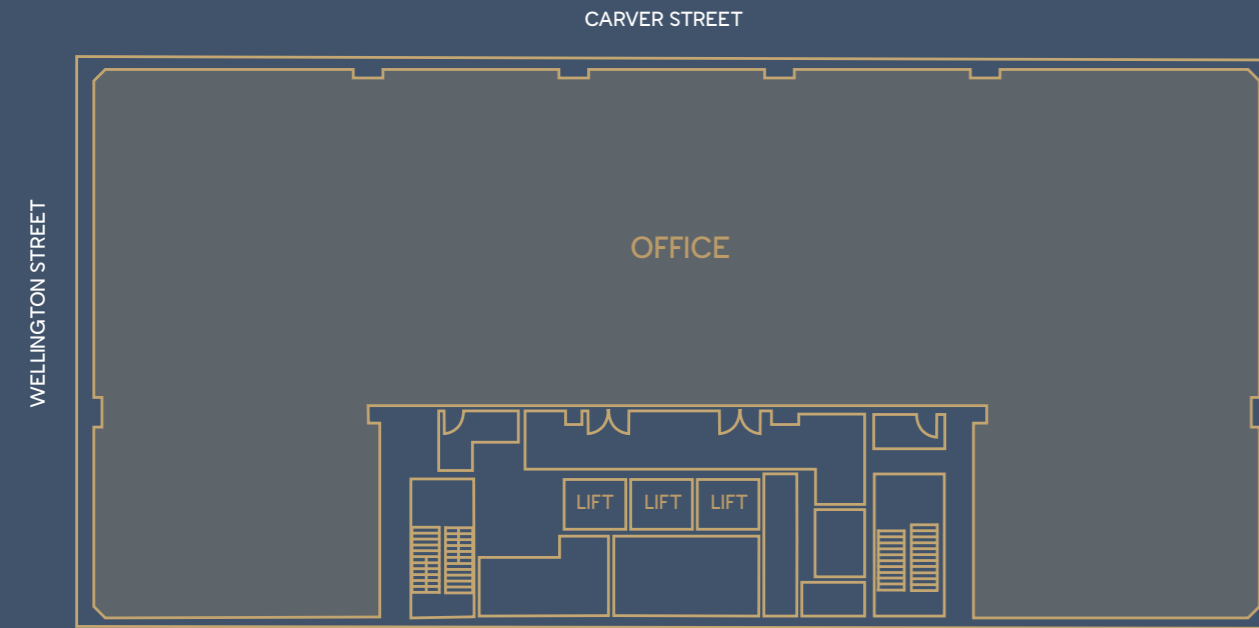
GROUND FLOOR OFFICE LOBBY

2,037 SQ FT

189.2 SQ M

\* Areas to be officially confirmed on completion of the building.

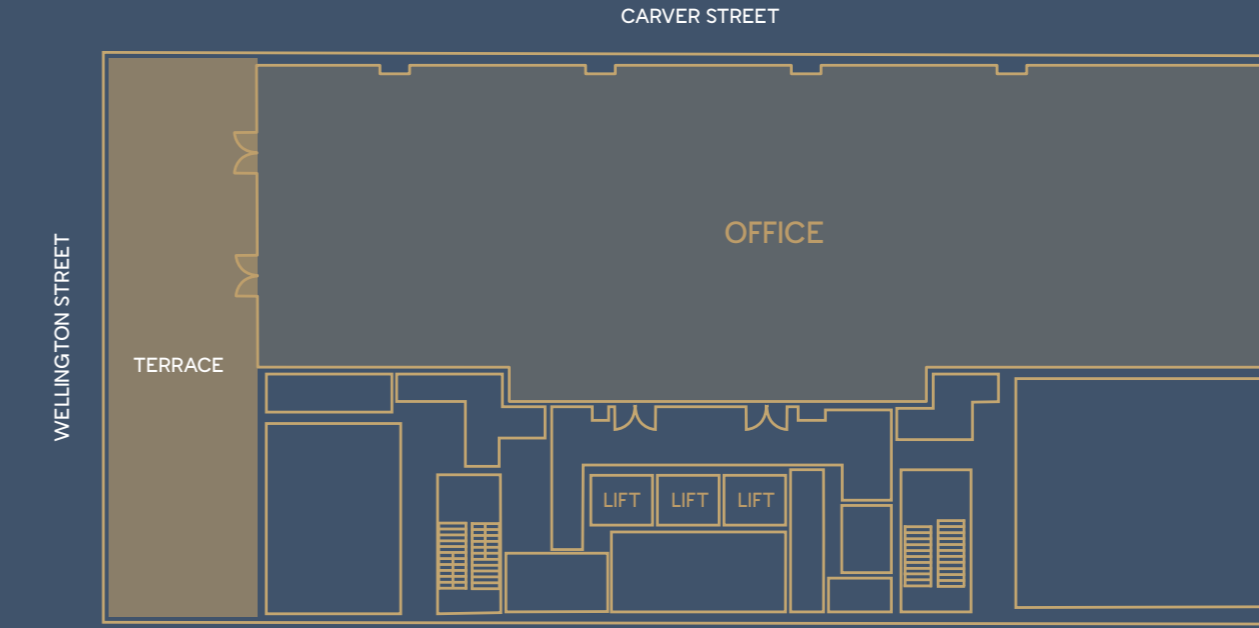
## OFFICE LEVELS 1-6



### SCHEDULE OF AREAS

OFFICE LEVELS 1-6	10,531 SQ FT	978.4 SQ M
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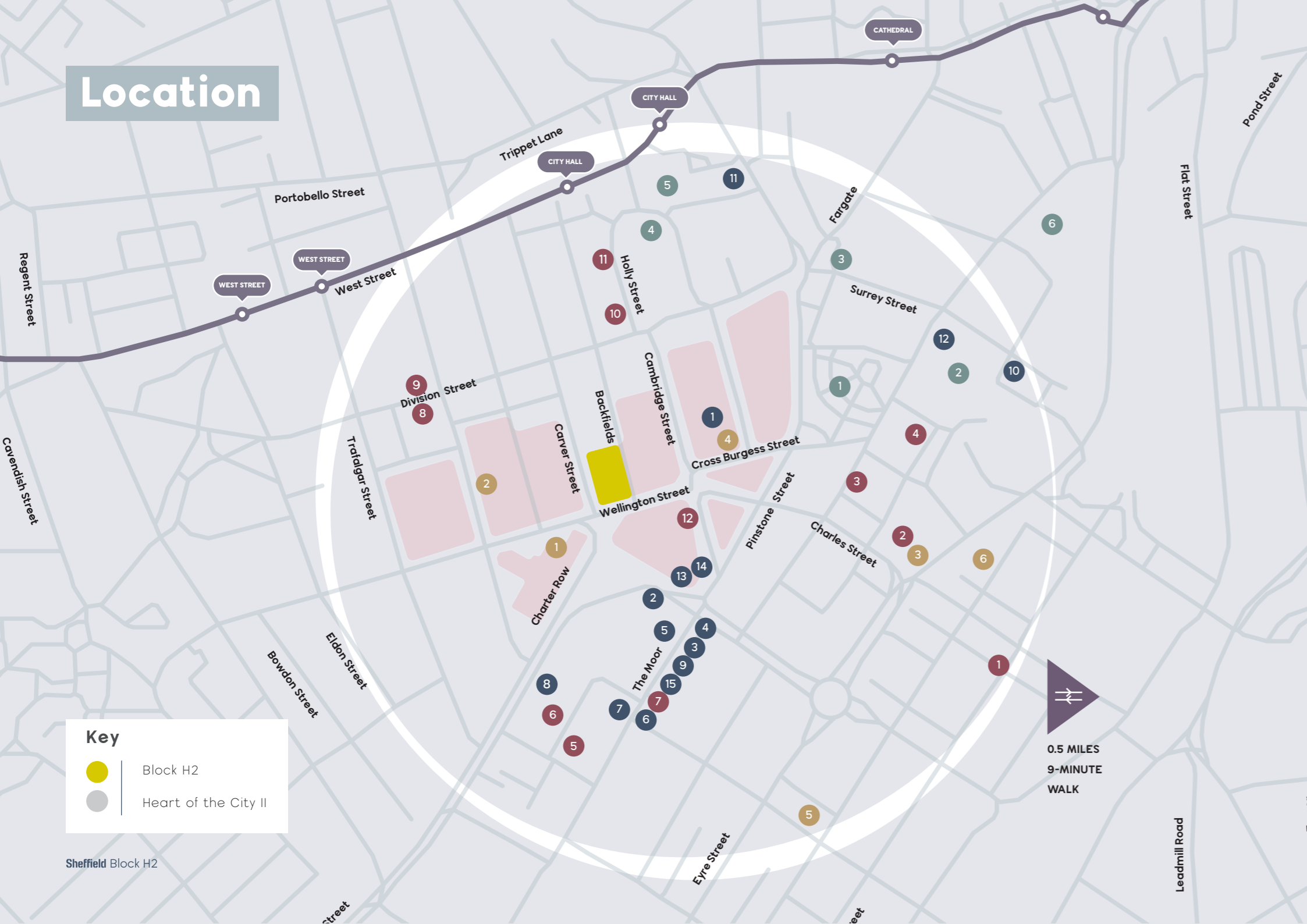
## OFFICE LEVEL 7



### SCHEDULE OF AREAS

OFFICE LEVEL 7	6,700 SQ FT	622.5 SQ M
TERRACE	1,535 SQ FT	143 SQ M

# Location



**Key**

- Block H2
- Heart of the City II

Sheffield Block H2

## 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\*

## 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

## 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

# Heart of the City II

A development by



Strategic Development Partner

**Queensberry**

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



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