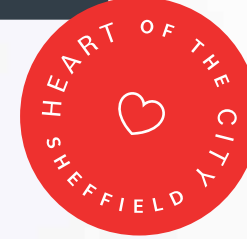


AT HOL HOUSE

Workspace
19 CHARLES STREET

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WORKSPACE THRIVE



Grosvenor House

Burgess & Athol House

Isaacs Building

MODERN WORKSPACE INNOVATIVE & INVENTIVE

Athol House is designed to prioritise wellbeing, providing an inspirational platform both inside & outside the workspace. Developed to the highest environmental standards whilst adding striking modern architectural style to the city centre.

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.

ATHOL
HOUSE

YARDS STORE

YARDS STORE



2,973 sq ft of boutique city centre
workspace split across three floors.





LOCALE COFFEE

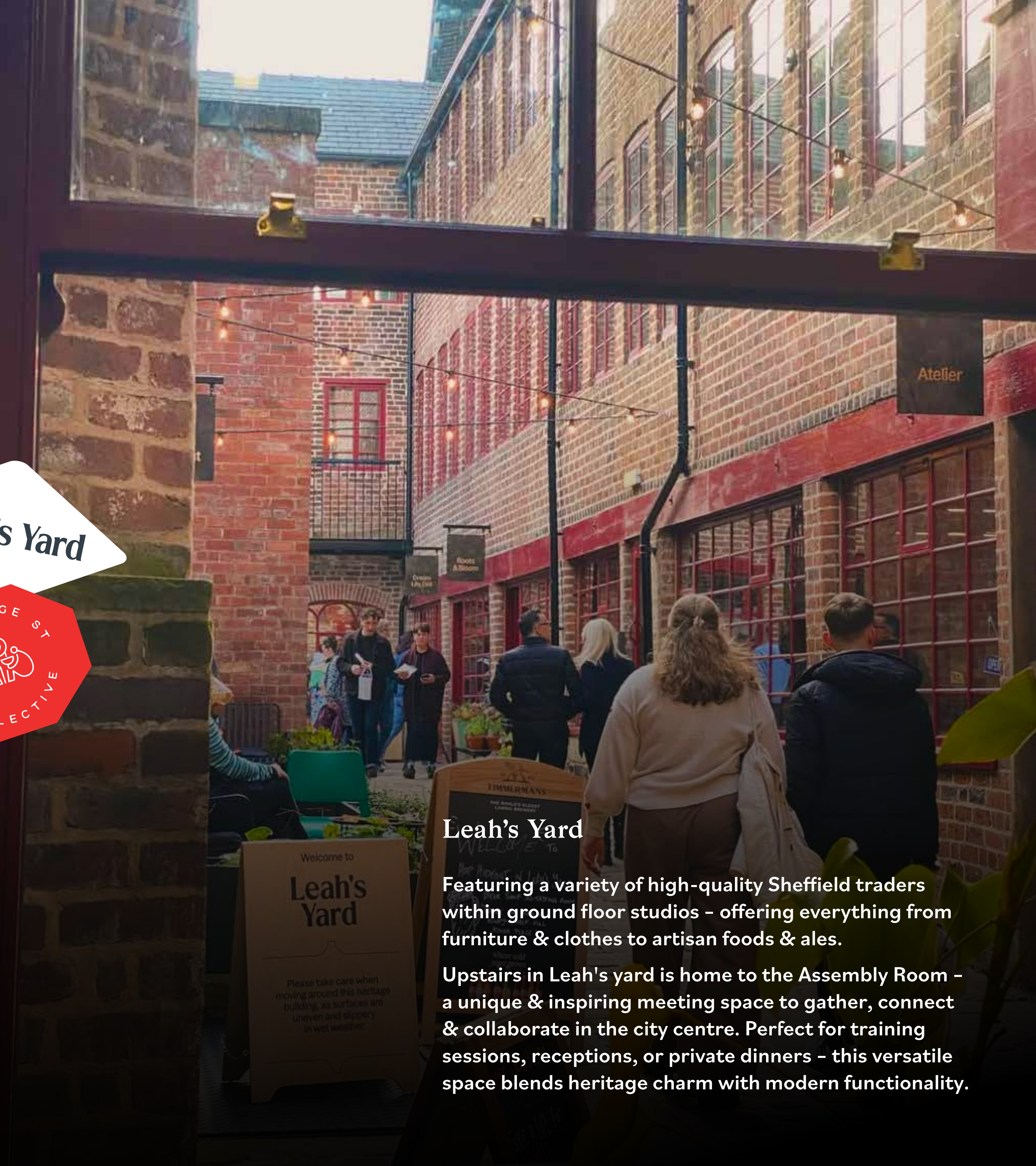
Leah's Yard



Cambridge Street Collective

Europe's largest purpose-built food hall is now open, operated by The Milestone Group. A tasty sample includes: Unit Burger, Egg & Co, Kyoyu, El Chappo, Hungry Buddha, Baity Palestinian Kitchen, Clapping Seoul & much more.

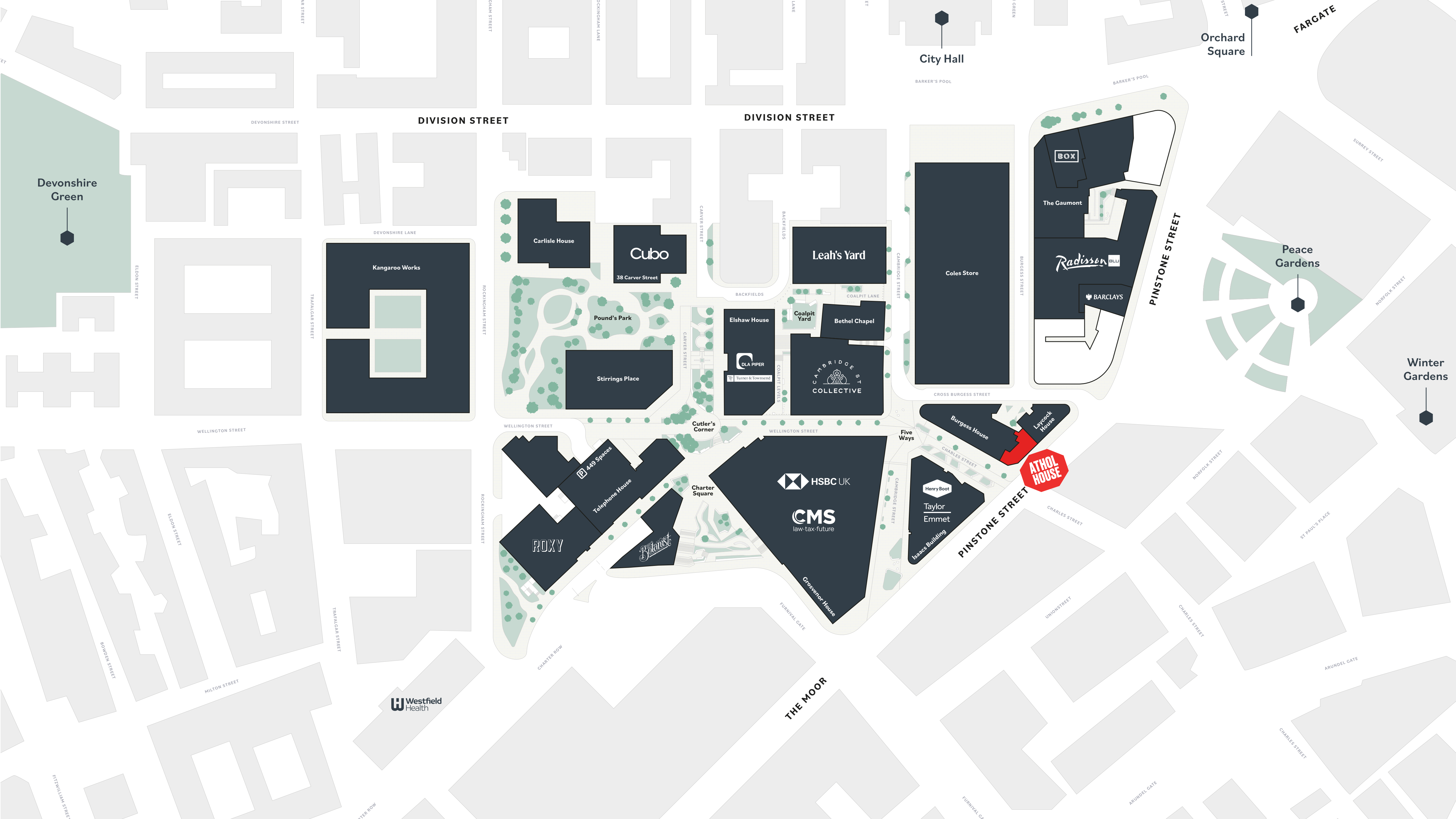
Cambridge Street Collective also provides a flexible workspace offering alongside the food hall offer - creating a true multi-functional hub space for the city centre.



Leah's Yard

Featuring a variety of high-quality Sheffield traders within ground floor studios - offering everything from furniture & clothes to artisan foods & ales.

Upstairs in Leah's yard is home to the Assembly Room - a unique & inspiring meeting space to gather, connect & collaborate in the city centre. Perfect for training sessions, receptions, or private dinners - this versatile space blends heritage charm with modern functionality.



Devonshire Green

Orchard Square

FARGATE

DIVISION STREET

DIVISION STREET

Kangaroo Works

Carlisle House

Cubo

38 Carver Street

Leah's Yard

Coles Store

BOX

The Gaumont

Radisson BLU

BARCLAYS

Peace Gardens

Winter Gardens

Pound's Park

Stirrings Place

Elshaw House

DLA PIPER

Turner & Townsend

Coalpit Yard

Bethel Chapel

CAMBRIDGE ST COLLECTIVE

Burgess House

Laycock House

ATHOL HOUSE

Henry Boot

Taylor Emmet

Isaacs Building

HSBC UK

CMS law-tax-future

Grosvenor House

Charter Square

Cutler's Corner

A49 Spaces

Telephone House

ROXY

Balanst

Westfield Health

THE MOOR

FURNIVAL GATE

ARUNDEL GATE

CHARLES STREET

ARUNDEL GATE

ST PAUL'S PLACE

NORFOLK STREET

CHARLES STREET

UNION STREET

CHARLES STREET

PINSTONE STREET

Five Ways

CHARLES STREET

CAMBRIDGE STREET

WELLINGTON STREET

FURNIVAL GATE

CHARTER ROW

ROCKINGHAM STREET

WELLINGTON STREET

ROCKINGHAM STREET

TRAPALGAM STREET

DEVONSHIRE LANE

DEVONSHIRE STREET

ELDON STREET

WELLINGTON STREET

ELDON STREET

MILTON STREET

BOWDEN STREET

FITZWILLIAM STREET

CHARTER ROW



THE HEART OF SHEFFIELD
HAS SHEFFIELD AT ITS HEART

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





SUSTAINABILITY & CUSTOMER EXPERIENCE GUIDE DECISIONS & DESIGN

Throughout the individually designed & repurposed buildings, Heart of the city follows the open historic streetscape, to ensure the mix of mixed uses integrate with & connect to the city & its community.





"We are thrilled to welcome guests to our stunning property where history meets hospitality. As part of the Heart of the City regeneration project, the hotel plays a pivotal role in shaping the city's new identity while staying true to its roots."

Valerie Donaldson, General Manager



"I've spent some time in Sheffield and I like the way it feels. There's a nice vibe to it and it's up and coming with the amazing regeneration that's taking place here, it also makes sense for us to be here because it's quite an outdoorsy place with the Peak District on your doorstep."

Darren Broom, Head of Retail & Store Manager



"We have chosen Sheffield for our next venture as it's a fantastic city with a vibrant and diverse culture. We feel that there is a great opportunity to provide the local community with a 'go to' place to shop for quality, durable fashion."

Manish Patel, Director

THE CREAM STORE

**THE HEART OF SHEFFIELD
HAS SHEFFIELD AT ITS HEART**

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



**Taylor
Emmet**

"This move not only provides us with a larger, state-of-the-art workspace, but also places us at the heart of Sheffield's vibrant and transformed city centre. The exceptional amenities and green credentials of Elshaw House will undoubtedly enhance our team's productivity and overall work experience."

Chris Sargent, Managing director of real estate UK at Turner & Townsend

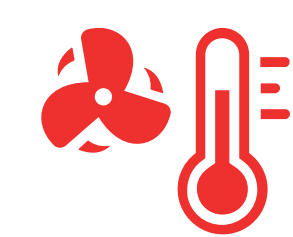


"It's wonderful to be bringing Pret back to Sheffield city centre and creating 15 new jobs in the local area. We're delighted to be opening a spacious new shop in the Heart of the City development, perfect for customers grabbing a bite on-the-go or sitting in to enjoy their Pret favourites."

Guy Meakin, UK Shops & Franchise Director



Technical details & unique features



Air conditioning throughout



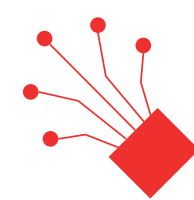
Connects directly to quality public realm



Quality changing & shower facilities



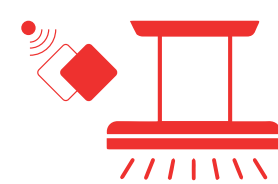
Retail on the ground floor



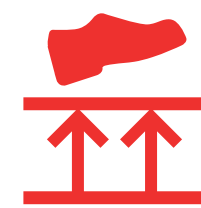
Fibre data connectivity



Secure basement cycle storage & drying room



PIR light sensors & LED lighting



Full access raised floors, allowing flexible cable delivery



EPC Rating B



24-hour building access

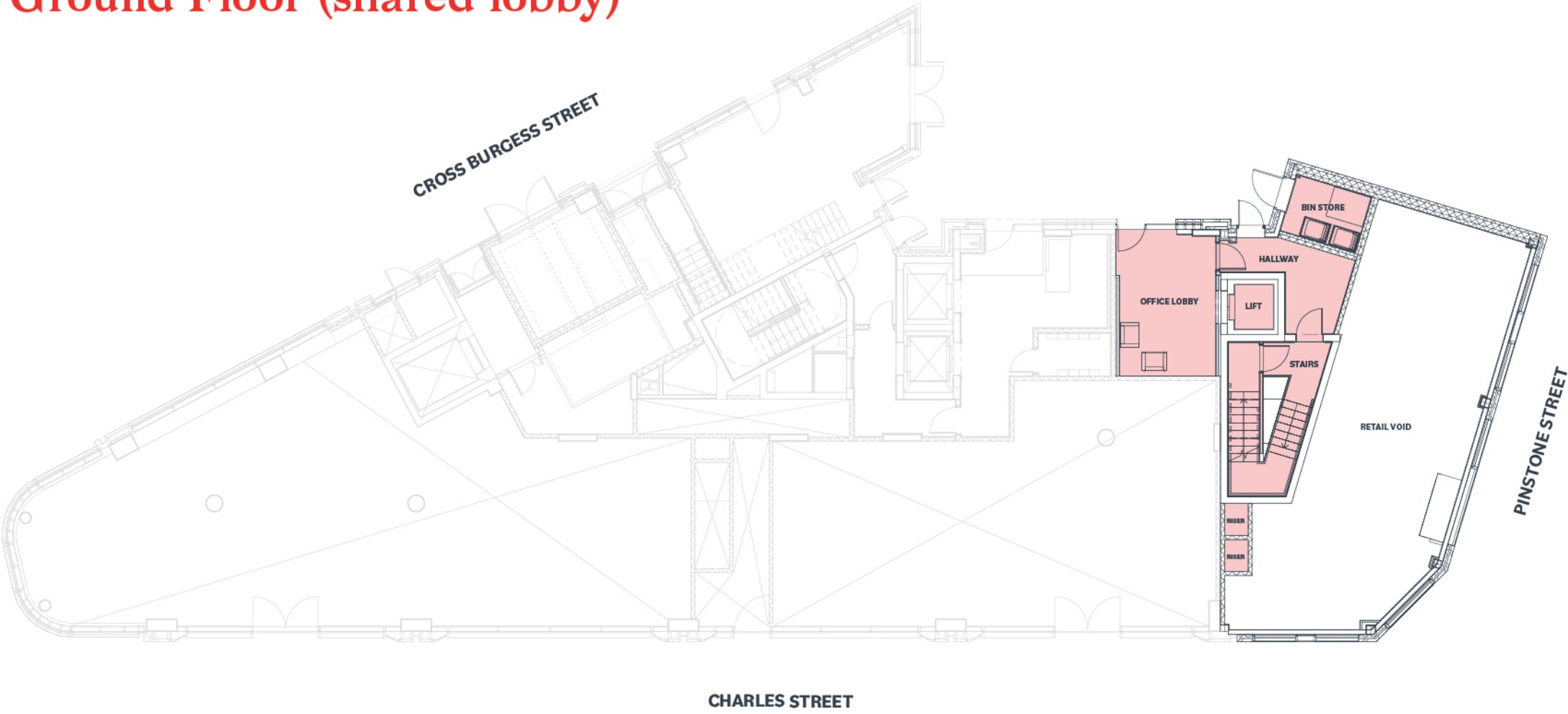


DDA compliant facilities located across all floors



Available floors

Ground Floor (shared lobby)



First Floor
1,035 sq ft / 96.2 sq m



Second Floor
970 sq ft / 90.1 sq m



Third Floor
968 sq ft / 89.9 sq m



Schedule of accommodation

Floor	Status	Size (sq ft)	NLA (sq m)
First Floor	Available	1,035	96.2
Second Floor	Available	970	90.1
Third Floor	Available	968	89.9
Total		2,973	276.2



Indicative financial details (subject to contract)

Landlord
Sheffield City Council

Demise
The building is available on a floor by floor basis or as whole.

Rental
£24.50 per sq ft based on NIA floor area.

Incentive
Rent free periods available depending on lease term.



Contact the leasing team for more information:

colloco.

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heartofsheffield.uk

A Development By:



Strategic Development Partner:

Queensberry