



SUSTAINABLE WORKSPACES

ATHOL HOUSE

Workspace
19 CHARLES STREET

Show me the data

Individually designed & repurposed buildings...
 Remixing the heart of the city
 Work/life balance
 Best-in-class specification
 Transforming the heart of our city
 LEAH'S YARD
 POUND'S PARK
 HEART, CITY, heart of our city
 WORK. REST. PLAY.
 Retained Façade A MIX OF MIXED USES
 Contemporary interiors
 BRIGHTEST MINDS OPEN AIR
 FIVE WAYS
 HOME TO THE
 BRIGHTEST MINDS
 OPEN AIR
 FIVE WAYS
 HEART, CITY, heart of our city
 Transforming the heart of our city
 WORK. REST. PLAY.
 Retained Façade A MIX OF MIXED USES
 Contemporary interiors
 BRIGHTEST MINDS OPEN AIR
 FIVE WAYS
 HOME TO THE
 BRIGHTEST MINDS
 OPEN AIR
 FIVE WAYS
 HEART, CITY, heart of our city
 Transforming the heart of our city
 WORK. REST. PLAY.
 Retained Façade A MIX OF MIXED USES
 Contemporary interiors
 BRIGHTEST MINDS OPEN AIR
 FIVE WAYS
 HOME TO THE
 BRIGHTEST MINDS
 OPEN AIR
 FIVE WAYS



Burgess & Athol House



Grosvenor House

WORKSPACE THRIVE



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.

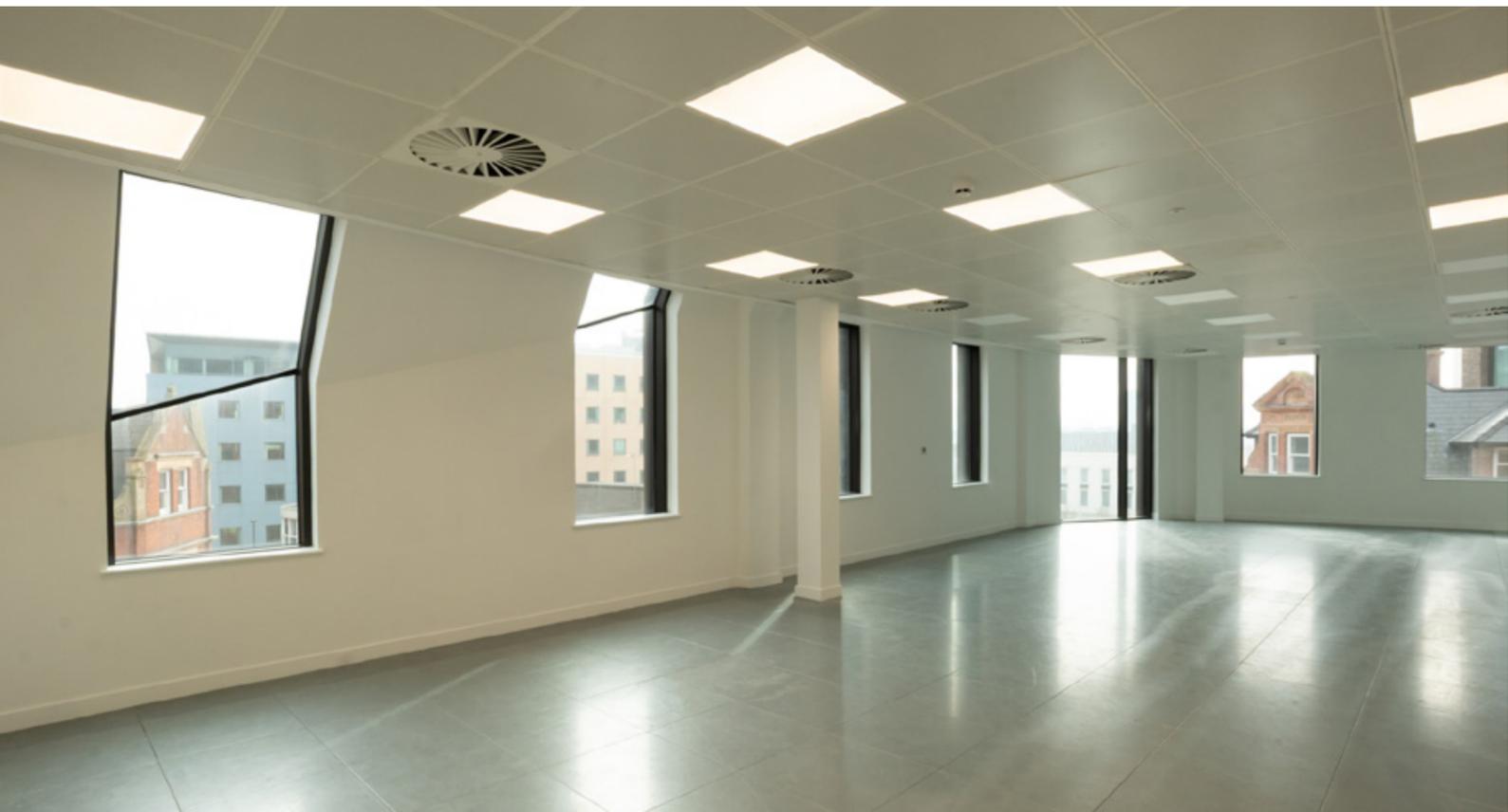
**ATHOL
HOUSE**





**ATHOL
HOUSE**

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





LOCALE COFFEE

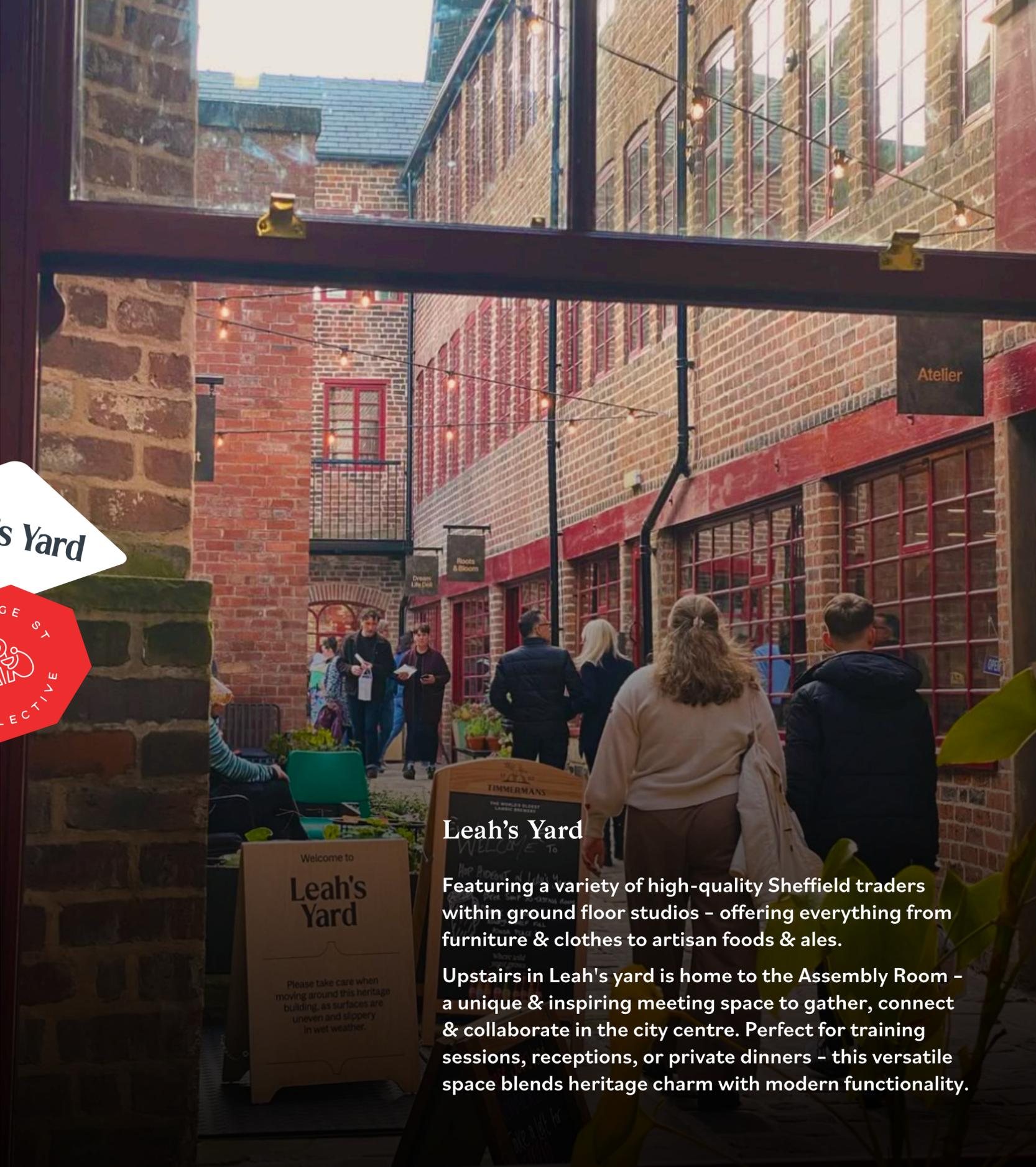
Leah's Yard



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.



Atelier

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.

Welcome to Leah's Yard
Please take care when moving around this heritage building, as surfaces are uneven and slippery in wet weather.



City Hall

Orchard Square

FARGATE

DIVISION STREET

DIVISION STREET

Devonshire Green

DEVONSHIRE LANE

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

Eshaw House

Coalpit Yard

Bethel Chapel

DLA PIPER

Turner & Townsend

CAMBRIDGE ST COLLECTIVE

CROSS BURGESS STREET

PINSTONE STREET

Cutler's Corner

Five Ways

Burgess House

Laycock House

ATHOL HOUSE

A49 Spaces

Telephone House

Charter Square

HSBC UK

CMS law-tax-future

Henry Boot

Taylor Emmet

Isaacs Building

ROXY

Blanc

Grosvenor House

PINSTONE STREET

Westfield Health

THE MOOR

CHARLES STREET



**THE HEART OF SHEFFIELD
HAS 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



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.



"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



"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

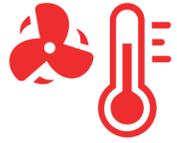


"It's wonderful to be bringing Pret back to Sheffield city centre and creating 15 new jobs in the local area. We're delighted to be opening a spacious new shop in the Heart of the City development, perfect for customers grabbing a bite on-the-go or sitting in to enjoy their Pret favourites."

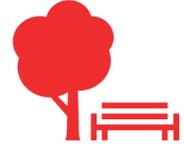
Guy Meakin, UK Shops & Franchise Director



Technical details & unique features



Air conditioning throughout



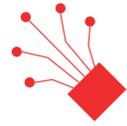
Connects directly to quality public realm



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

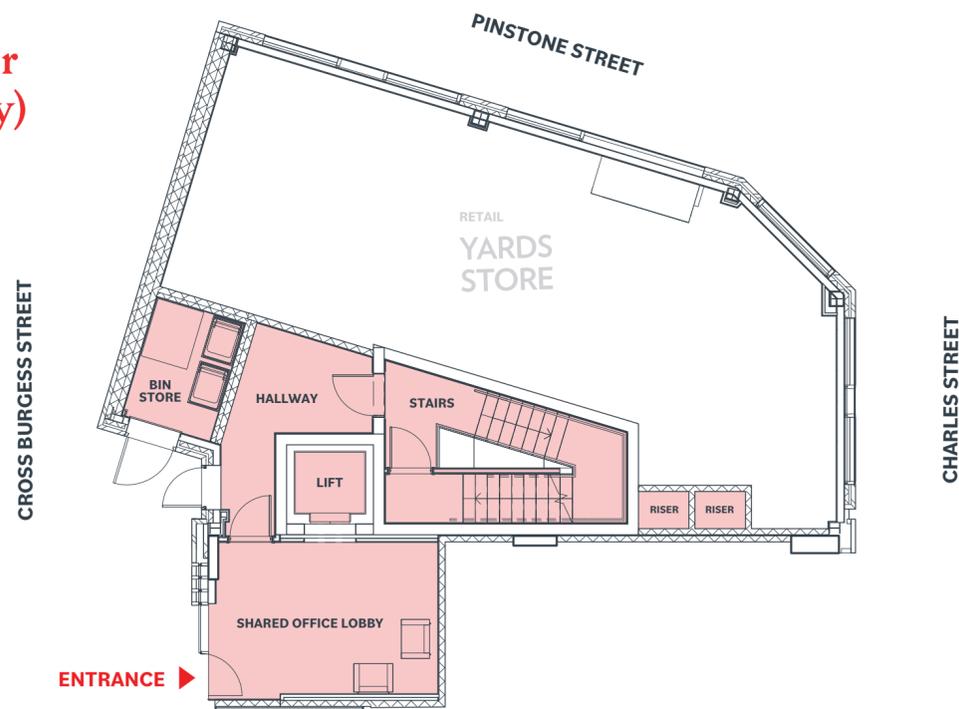


DDA compliant facilities located across all floors

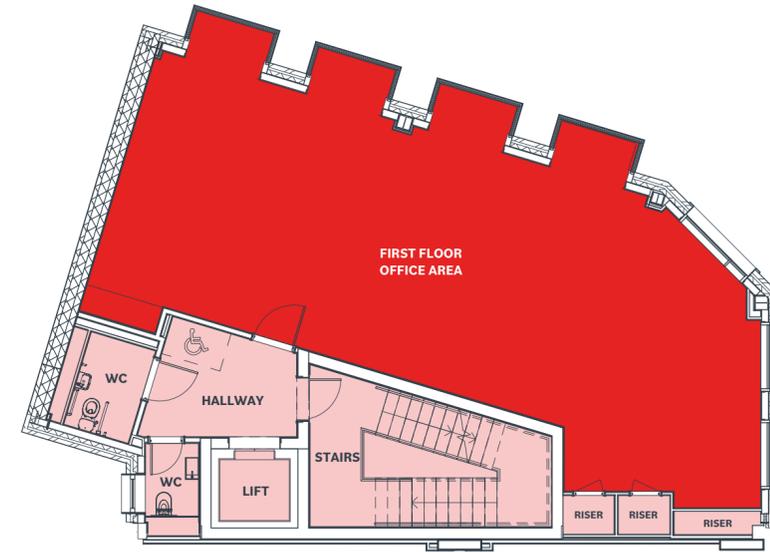


Available floors

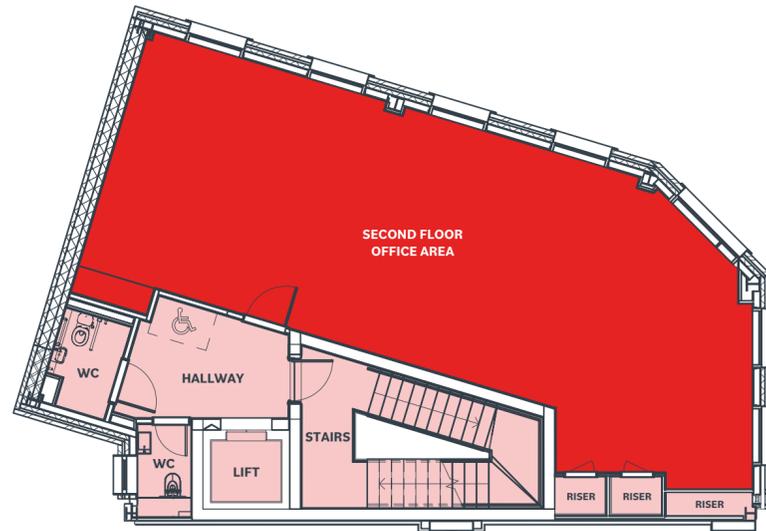
Ground Floor (shared lobby)



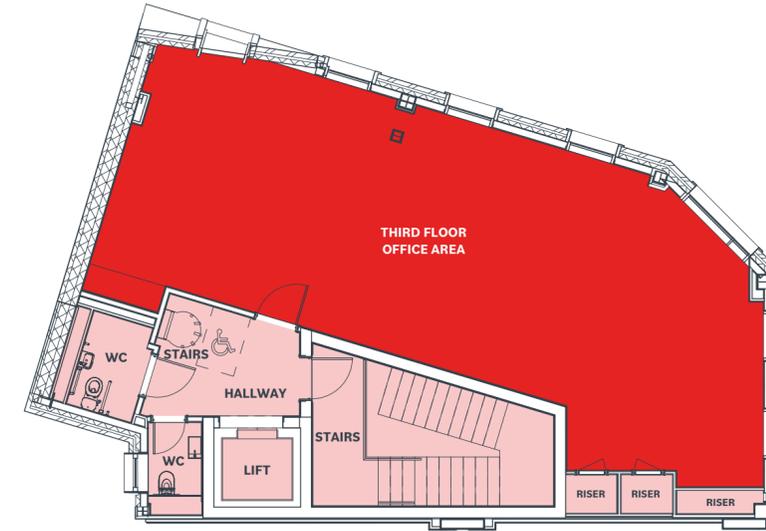
First Floor 1,035 sq ft (96.2 sq m)



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.

Tim Bottrill

tim@colloco.co
+44 (0) 7810 865 561
+44 (0) 114 299 3121

colloco.co



Toby Nield

toby.nield@savills.com
+44 (0) 7796 709 814
+44 (0) 113 244 0100

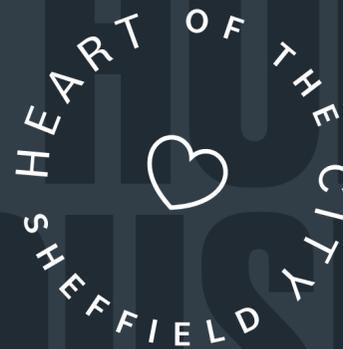
Hannah Coleman

hannah.coleman@savills.com
+44 (0) 7816 184 075
+44 (0) 113 244 0100

savills.co.uk

Misrepresentation Act. Sheffield City Council, Queensberry, colloco & Lambert Smith Hampton gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, & do not constitute any part of an offer or contract; (2) Sheffield City Council, Queensberry, colloco & Lambert Smith Hampton cannot guarantee & accept no liability for the accuracy of any description, dimensions, references to condition, necessary permissions for use & occupation contained herein & prospective purchasers or tenants must therefore not rely on them as statement of fact & 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 & are for identification purpose only & (5) all photographs are indicative of the building & site only & are not an exact representation. November 2025.

heartofsheffield.uk



Show me the data

Where you're in good company
A beautiful university town with an emerging art & technology scene

Best-in-class specification

Work/life balance

BREAKOUT SPACES & COLLABORATION ZONES

Life outside work
Creating sustainable workspaces with character

workspaces with character

FLEXIBLE FLOORPLATES
SPACE TO THRIVE
READY TO OCCUPY
GREEN SPACE

Workspace

19 CHARLES STREET

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 specification

A Development By:



Strategic Development Partner:



Heart of the City
For & by



Transforming the heart of our city

MIX OF MIXED USES

HONESTY
WORKSPACE

Retained Façade
Contemporary interiors
HOME TO THE
BRIGHTEST MINDS
OPEN AIR
FIVE WAYS

HEART. CITY.
heart of our city
WORK. REST. PLAY.

innovative & inventive

here welcome

PLACES