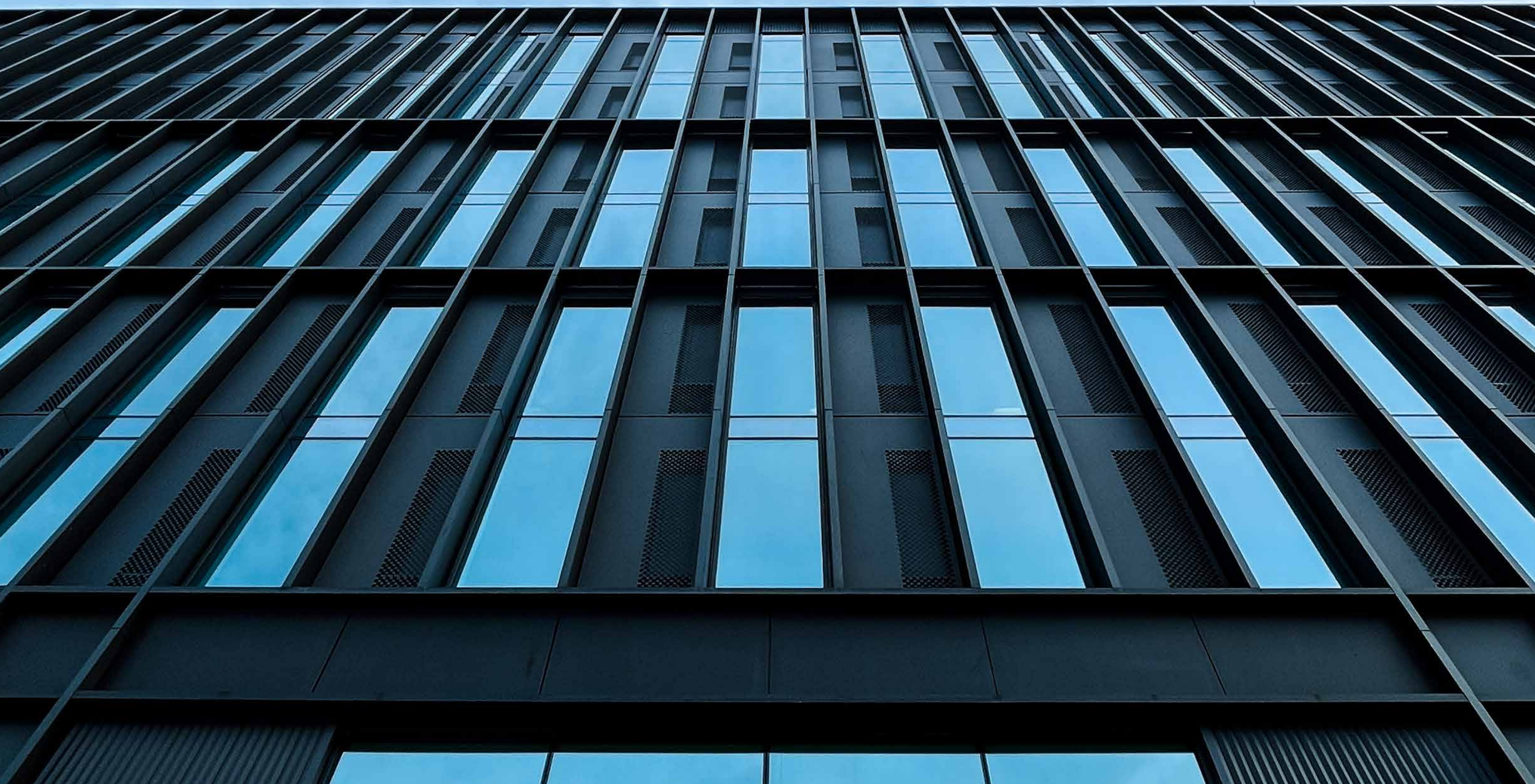


ELSHAW HOUSE 72,000 sq ft sustainable grade A workspace



Capturing the spirit of environmental innovation,
Elshaw House reflects and responds to the ESG
responsibilities and ambition of those who will
occupy the building - including DLA Piper,
leading the way as our first confirmed occupier.





This fully electric building will drastically reduce operational energy use through its structure, building systems and mixed mode ventilation - controllable, modern and flexible workspace.

Future efficiencies, specifically energy use, has continually guided design decisions throughout the building and its construction.

Reuse of existing materials, lean design and low carbon choices have resulted in a structure with 40% lower embodied carbon than average.

We're proud to support NABERS accreditation, measuring whole life carbon and wider sustainability factors.

* Decarbonisation of the grid will ultimately make Eishaw House operationally carbon zero workspace.

ZERO* IS THE FUTURE

For organisations that expect an environment that's flexible and comfortable, at the heart of a city that's committed to a green and sustainable future.

Creating space that will achieve:





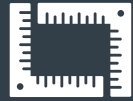
DLA PIPER
Have taken the top two floors,
17,000 sq ft workspace with
private terrace, currently
fitting out

**CAMBRIDGE ST.
COLLECTIVE**
Shops, Studios, Foodhall
+ Rooftop Fine Dining

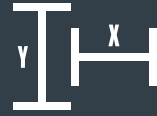


BUILT WITH THE FUTURE IN MIND.

This fully electrified building utilises chilled slabs to cool and reduce services embodied carbon, alongside natural ventilation and cooling boost for occupier comfort and control.



Divisible floor plates of
10,500 sq ft on each level



Deep floor plates -
25.5m by 52.5m



Panoramic views across
the city centre from the
shared roof terrace



Double height reception
& entrance lobby



Accessible DDA
compliant facilities



Full access
raised floors



24-hour
building access



Fibre data
connectivity



Six ground floor units
suited to retail or F&B



Mixed mode ventilation
to efficiently heat
& cool floors



Chiller beams in the floors
maintain & dissipate
heat on each level



On-site power
generation,
rooftop PV cells



Secure basement cycle
storage & drying room



PIR light sensors
& LED lighting



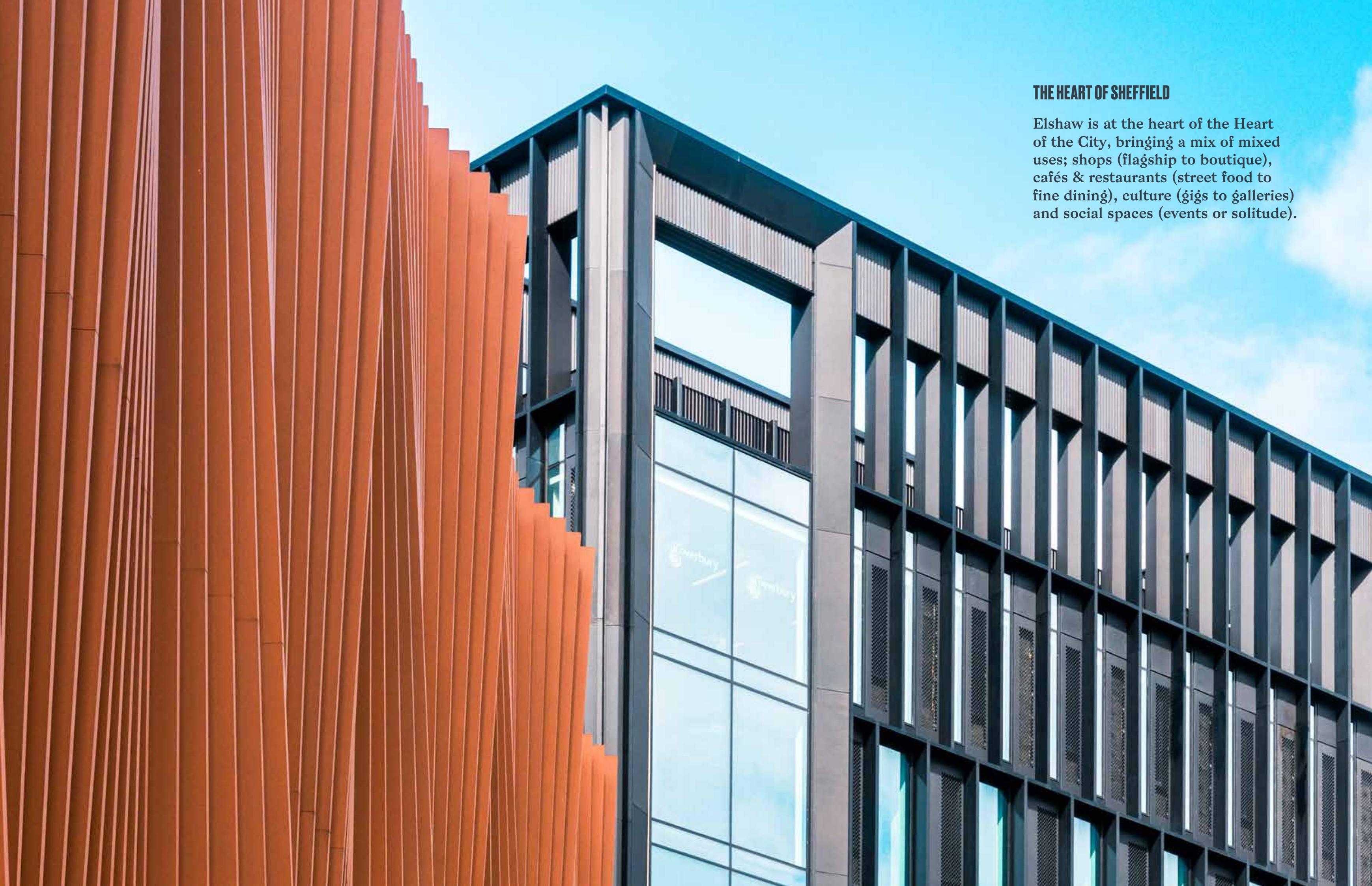
Best in class changing
& shower facilities

OPEN WINDOW POLICY.

Intelligent building systems support occupier comfort and enable direct control of their space. Mixed mode ventilation drastically reduces operational energy use.

Our digital traffic light system provides guidance on optimal times to open and close windows.





THE HEART OF SHEFFIELD

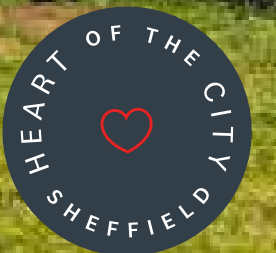
Elshaw is at the heart of the Heart of the City, bringing a mix of mixed uses; shops (flagship to boutique), cafés & restaurants (street food to fine dining), culture (gigs to galleries) and social spaces (events or solitude).



WORK-LIFE BALANCE

Elshaw House benefits from a 3.5 acre front garden. Pound's Park sits at its doorstep - a new green and open urban park, alongside the surrounding mix of public squares, spaces, courtyards and roof terraces, to enhance well-being and meet the needs and expectations of Sheffield, 'The Outdoor City'.

The building embraces the city's active travel strategy, with a focus on ease and accessibility - bike storage, service centre and showers to keep the city moving and deliver a genuine work-lifestyle balance.



OUR COMMUNITY

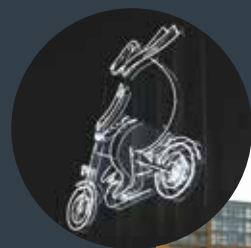
Responsive workspace in a changing world.

Elshaw House is the latest addition to the workspace community in the Heart of the City - inventive and agile, like the places, spaces, businesses and people that surround it.

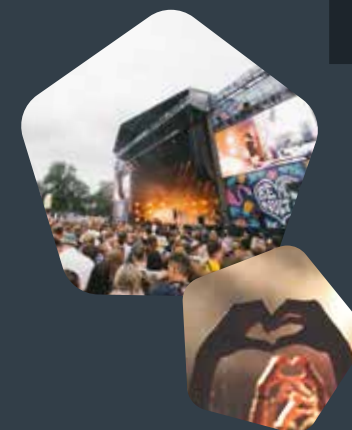
An opportunity to be part of a thriving central business district, attracting world-leading employers. Sheffield's competitive cost of living and quality of life works for both employer and employee.



“THIS IS A CITY THAT ISN'T TRYING TO BE LONDON.”



“Sheffield’s particular brand of Northern kindness is worth the visit alone. It’s a city of people who immediately behave as if they’ve been putting up with you for years.”



Sheffield works...

Sheffield is already home to an enviable number of world class service, tech, education, digital, engineering and creative sector organisations. All of these benefit from the talent pool of graduates from the city's two leading universities - Sheffield Hallam and the University of Sheffield.

This is a city built on character and an independent spirit, warm and welcoming people, creating communities that work together in a very natural way.

Sheffield's an inventive city, home to the brightest minds where you're in good company.





AT THE HEART OF IT ALL.

Heart of the City enhances and reflects Sheffield’s constantly evolving retail, F&B and cultural landscape – making it the ideal place to put down roots, grow a business or move into new surroundings.

Shopping

- 1 Cream Store
- 2 Yards Store
- 3 H&M
- 4 River Island
- 5 M&S
- 6 Waterstones
- 7 Sostrene Grene
- 8 Lucy & Yak
- 9 Primark
- 10 Fjallraven

Dining

- 11 Silversmiths
- 12 Marmadukes
- 13 Hygge
- 14 Steam Yard
- 15 Lucky Fox
- 16 Green Bar
- 17 Kapital Beer Hall
- 18 The Botanist
- 19 Public
- 20 Cambridge Street Collective

Businesses

- 21 HSBC
- 22 CMS
- 23 Cubo
- 24 Westfield Health
- 25 BT
- 26 DLA Piper
- 27 DSCF
- 28 Arup
- 29 Nationwide
- 30 Henry Boot

Free Time

- 31 Roxy Ballroom
- 32 The Light Cinema
- 33 Bethel Chapel*
- 34 Lane7
- 35 Leah’s Yard
- 36 Boom Battle Bar
- 37 Odeon Luxe
- 38 Box Sheffield
- 39 Curzon Cinema
- 40 Sheffield Theatres

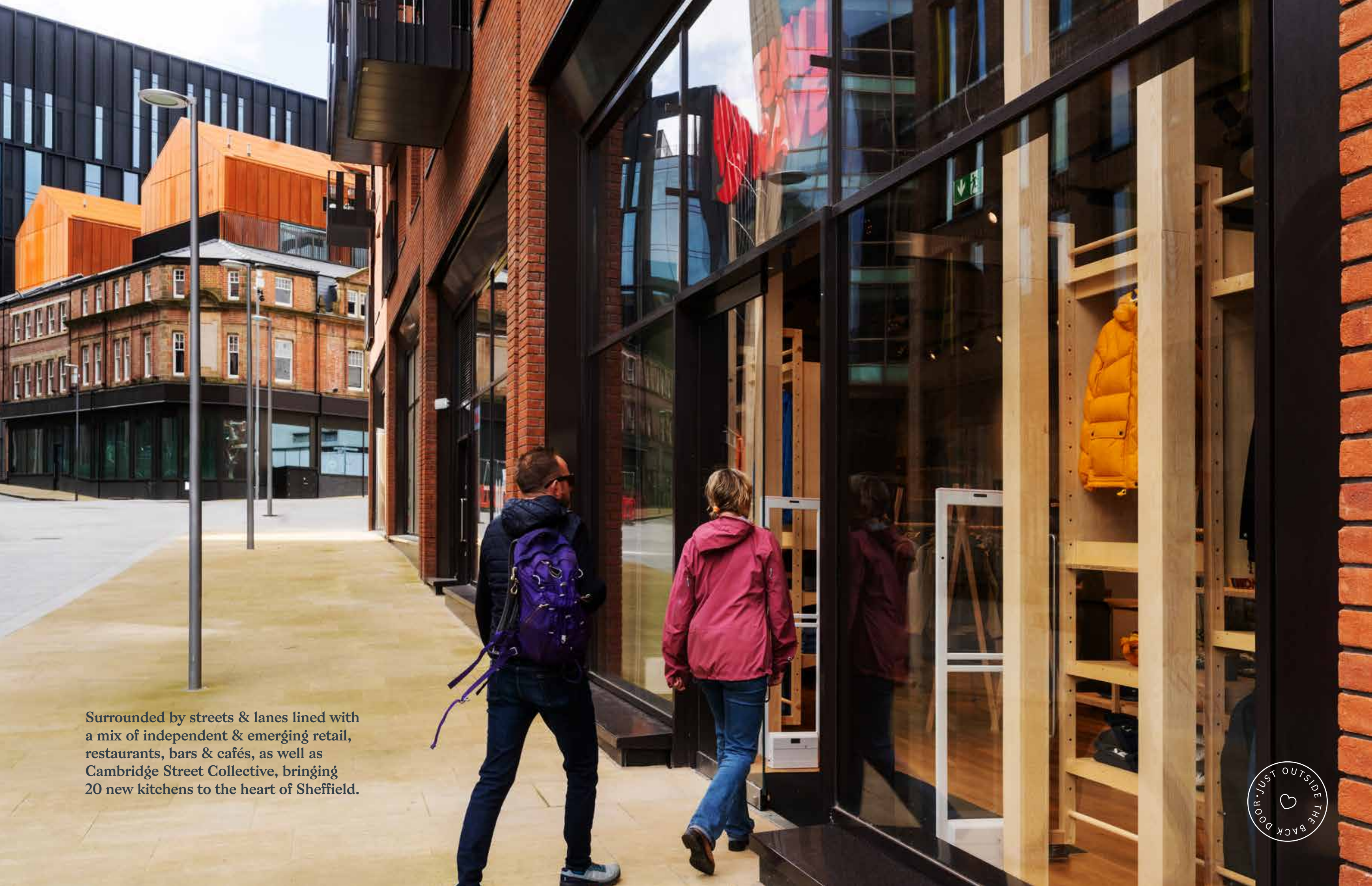
Open Spaces

- 41 Coalpit Yard
- 42 Pound’s Park
- 43 Charter Square
- 44 Peace Gardens
- 45 Winter Gardens
- 46 Orchard Square
- 47 Leopold Square
- 48 Devonshire Green

Hotels

- 49 Radisson Blu
- 50 The Leopold
- 51 Mercure St Paul’s
- 52 Best Western
- 53 Leonardo Hotels
- 54 Novotel

*Coming Soon



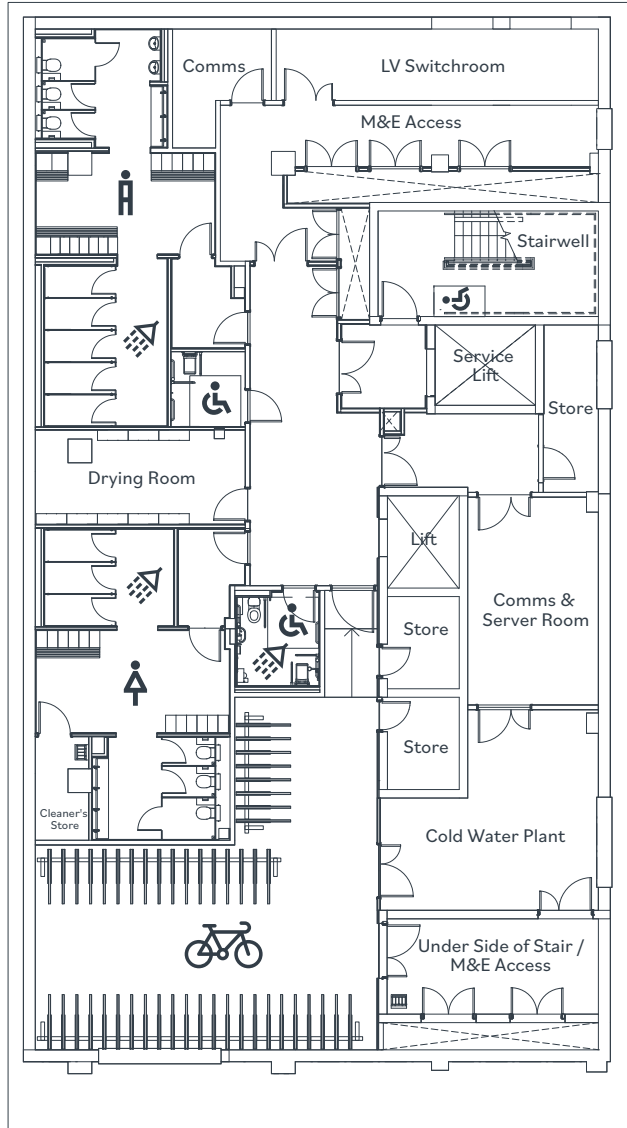
Surrounded by streets & lanes lined with a mix of independent & emerging retail, restaurants, bars & cafés, as well as Cambridge Street Collective, bringing 20 new kitchens to the heart of Sheffield.



1

BASEMENT

- Secure bike storage
- Changing / Drying Room
- Shower facilities



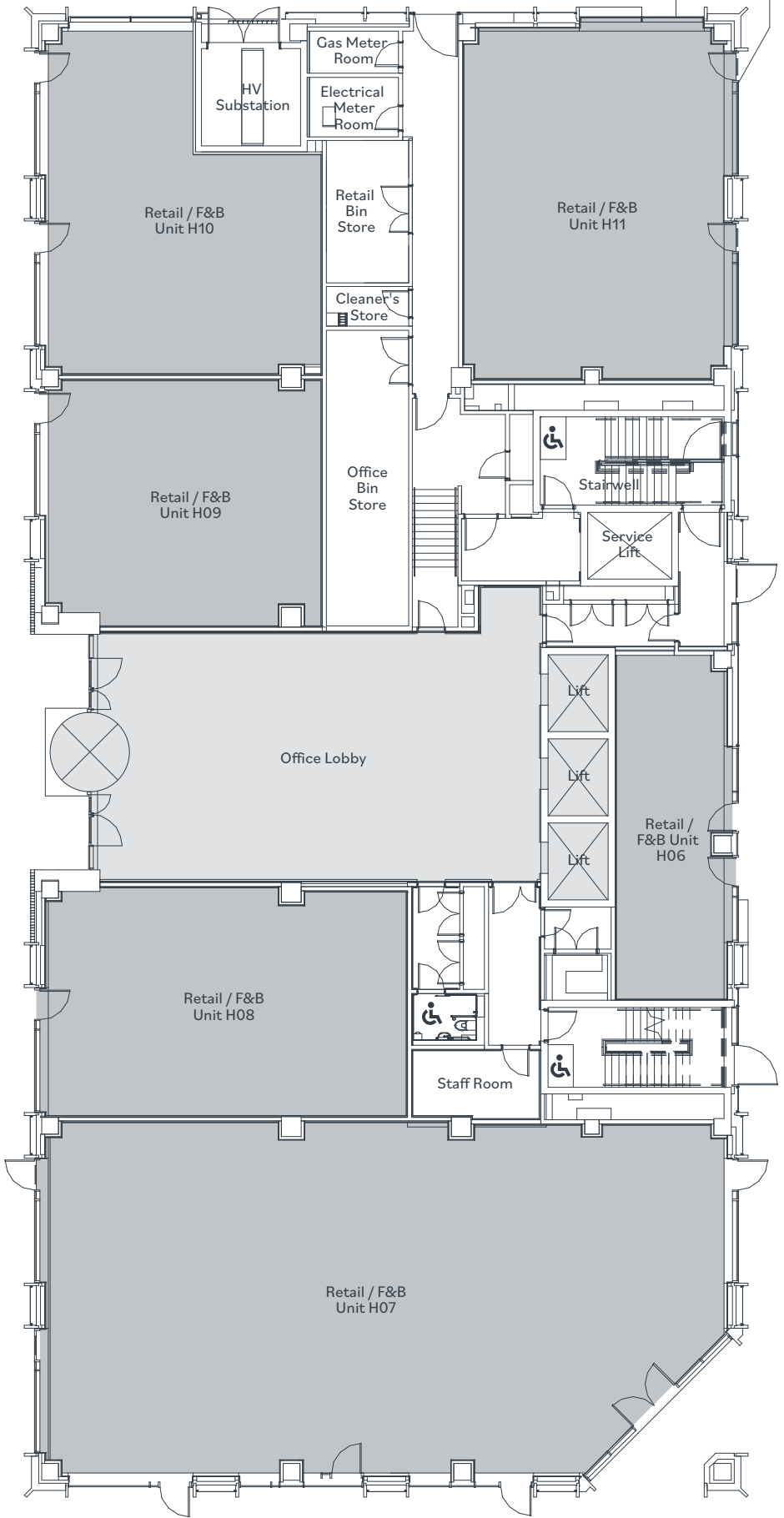
6

OFFICE LOBBY

- Double height reception and entrance lobby
- 3x passenger lifts
- Entrance from Carver Street out onto Pound's Park
- Secondary exit out onto Coalpit Levels

RETAIL / F&B UNITS

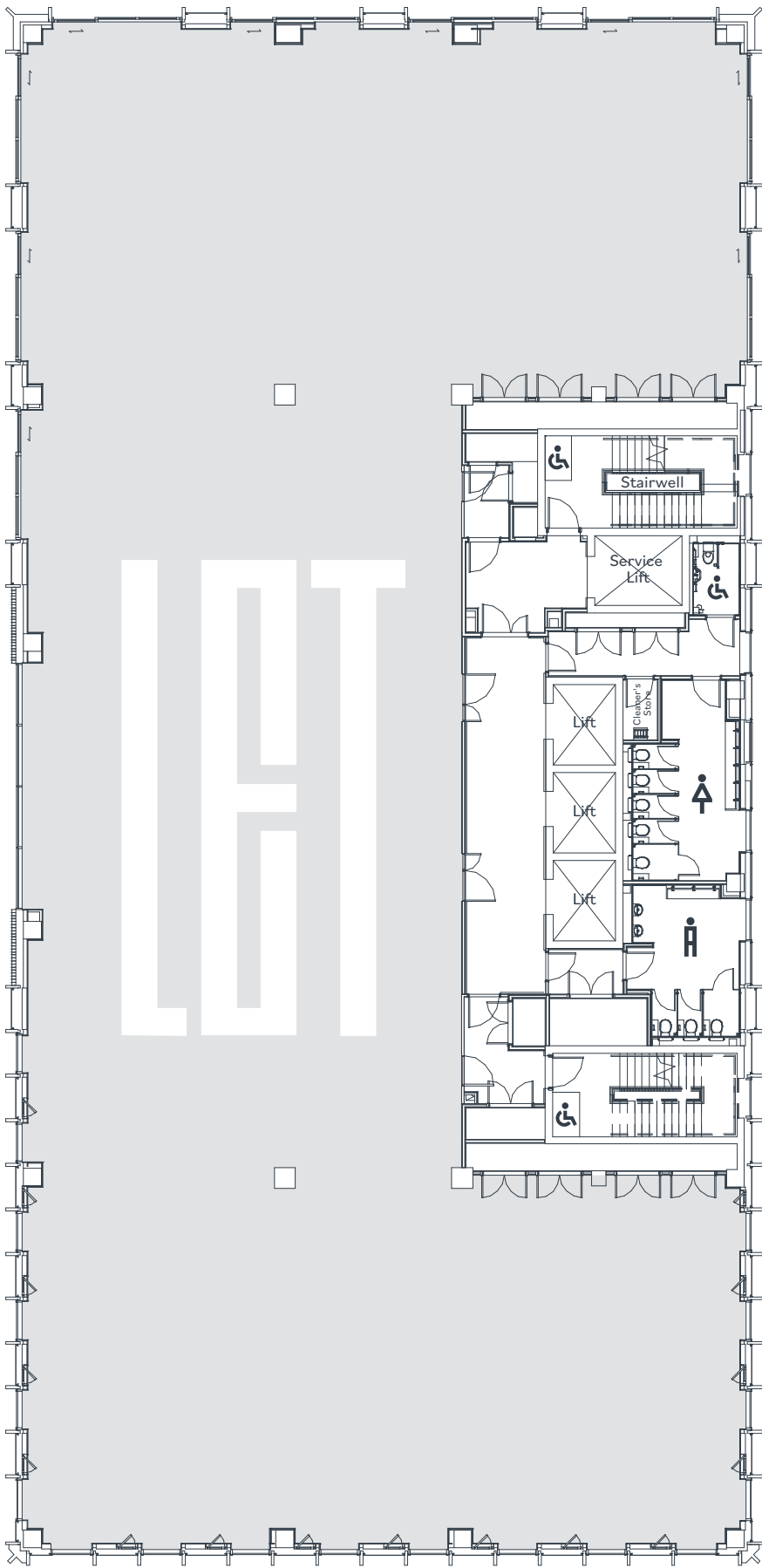
Six new commercial units ranging from:
476 sq ft / 44 sq m
up to
3,081 sq ft / 286 sq m



1

WORKSPACE

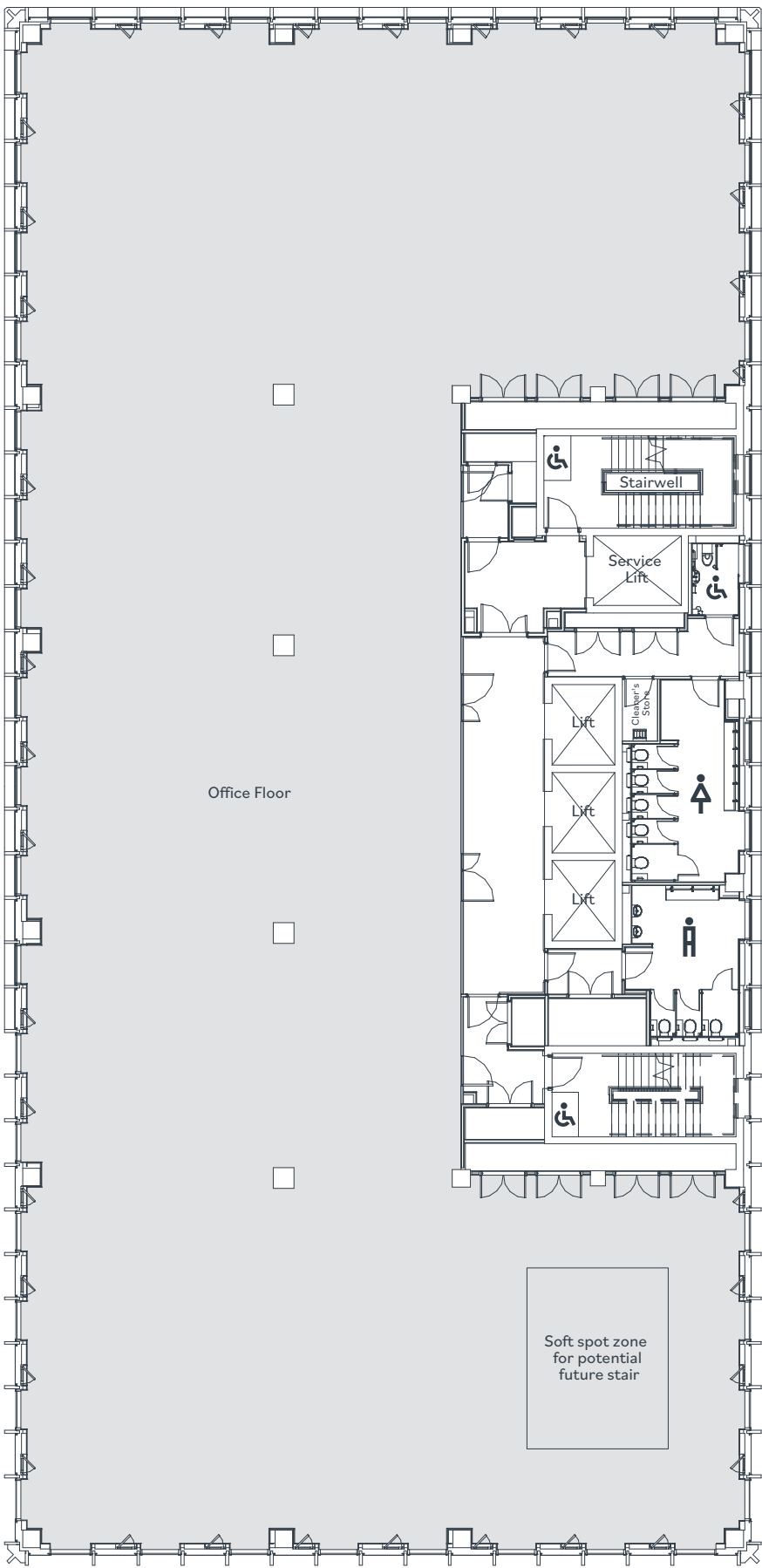
Let to Turner & Townsend



2

WORKSPACE

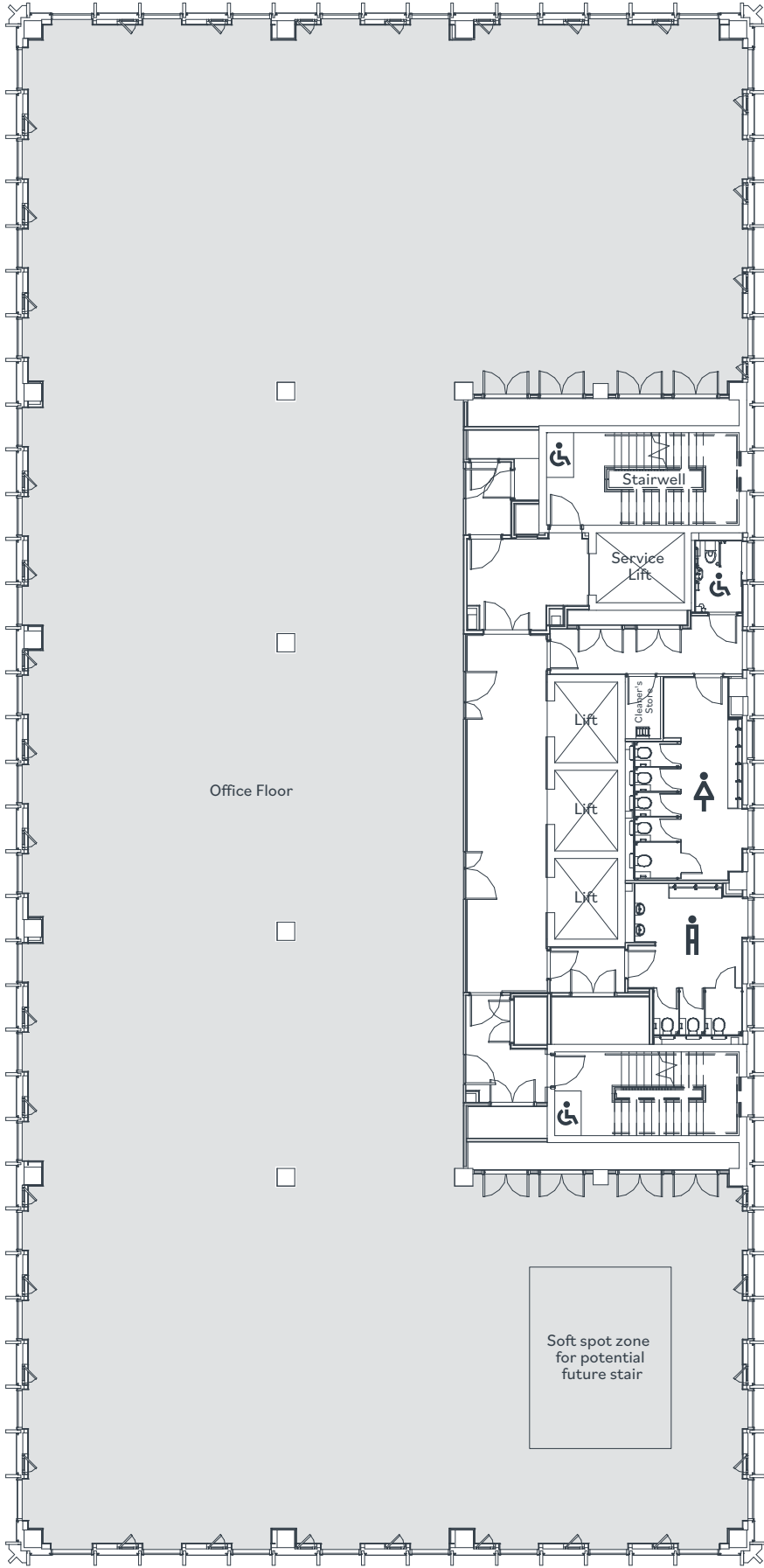
10,530 sq ft / 978 sq m



3

WORKSPACE

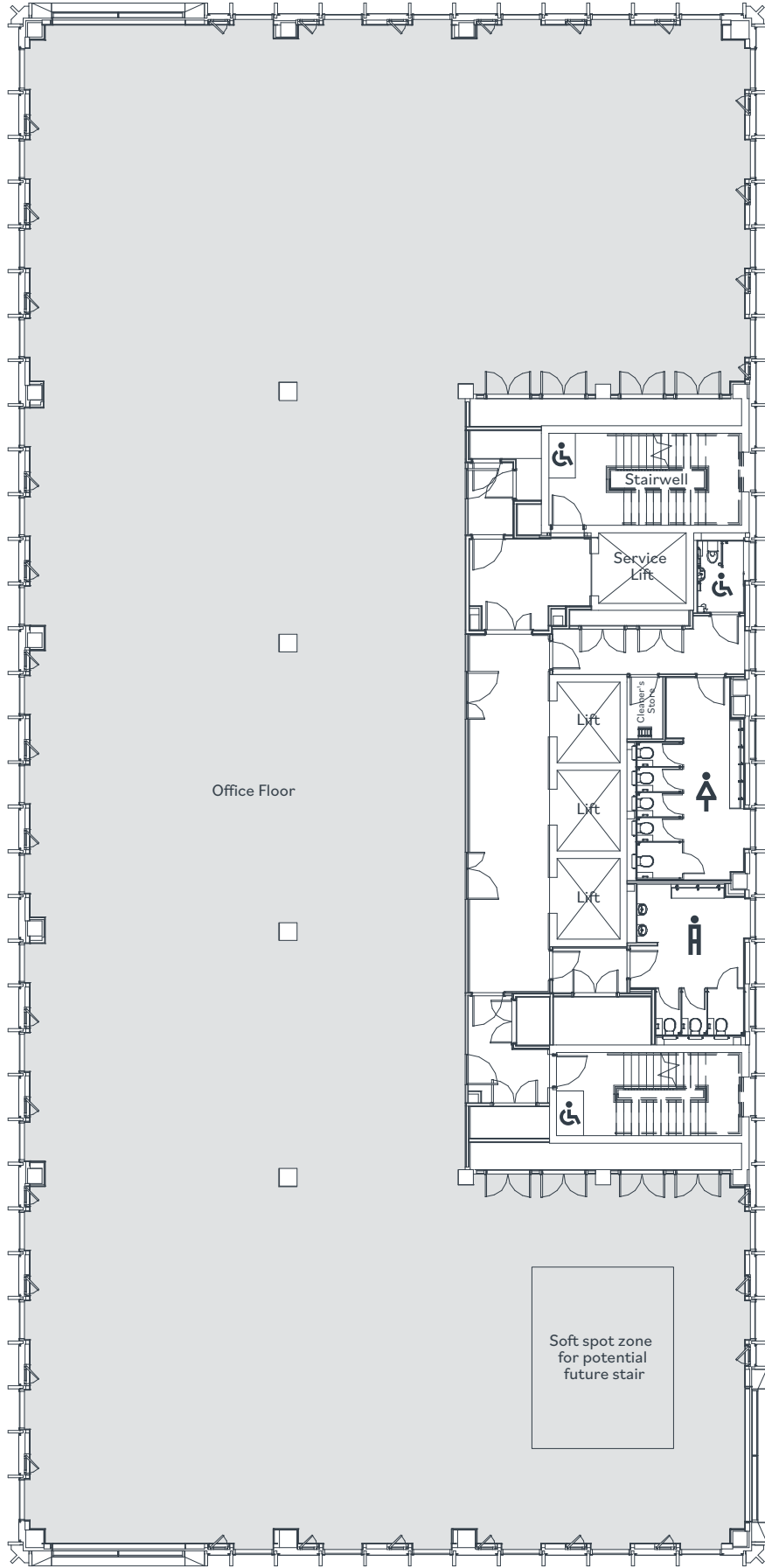
10,530 sq ft / 978 sq m



4

WORKSPACE

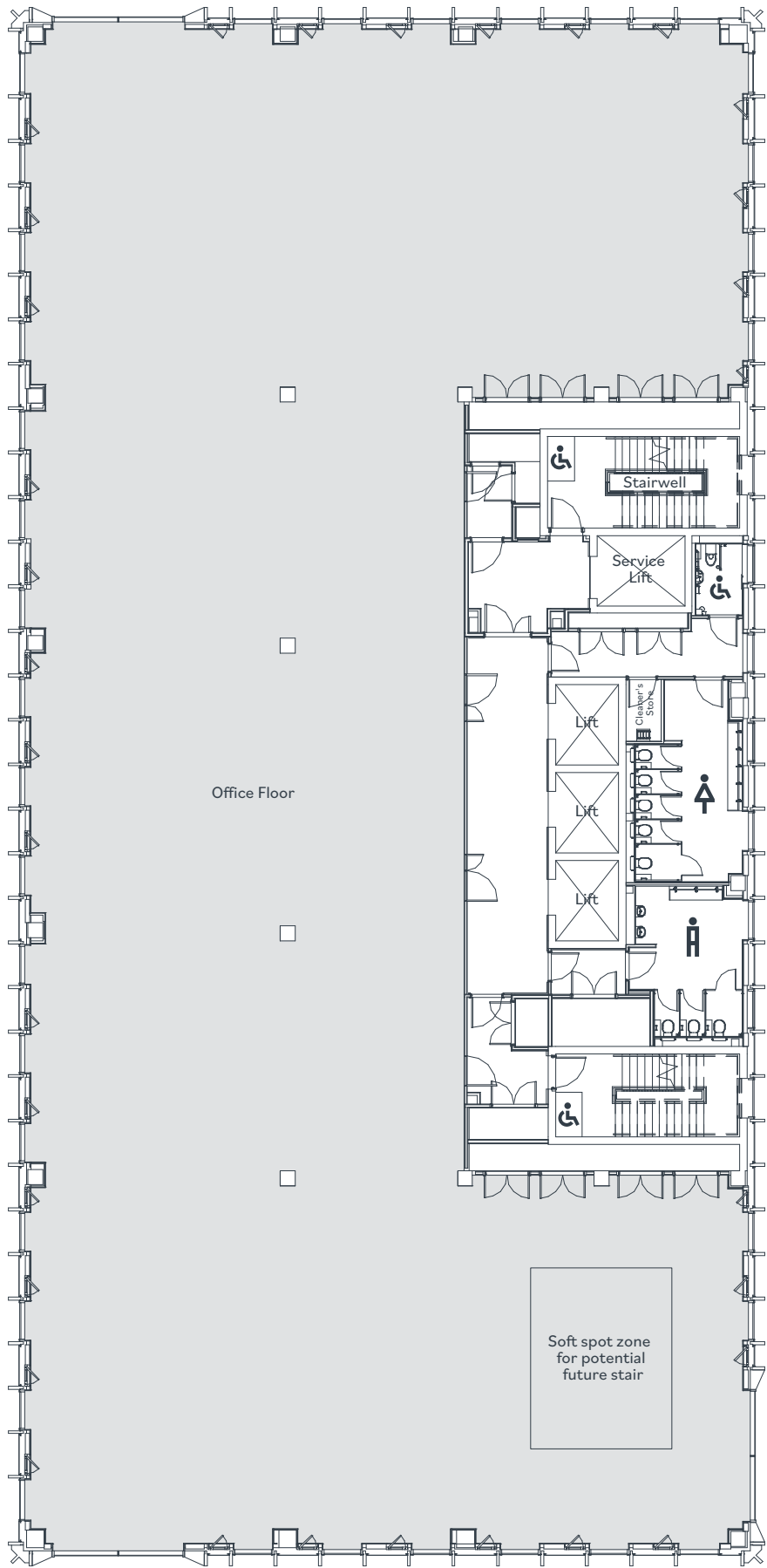
10,530 sq ft / 978 sq m



5

WORKSPACE

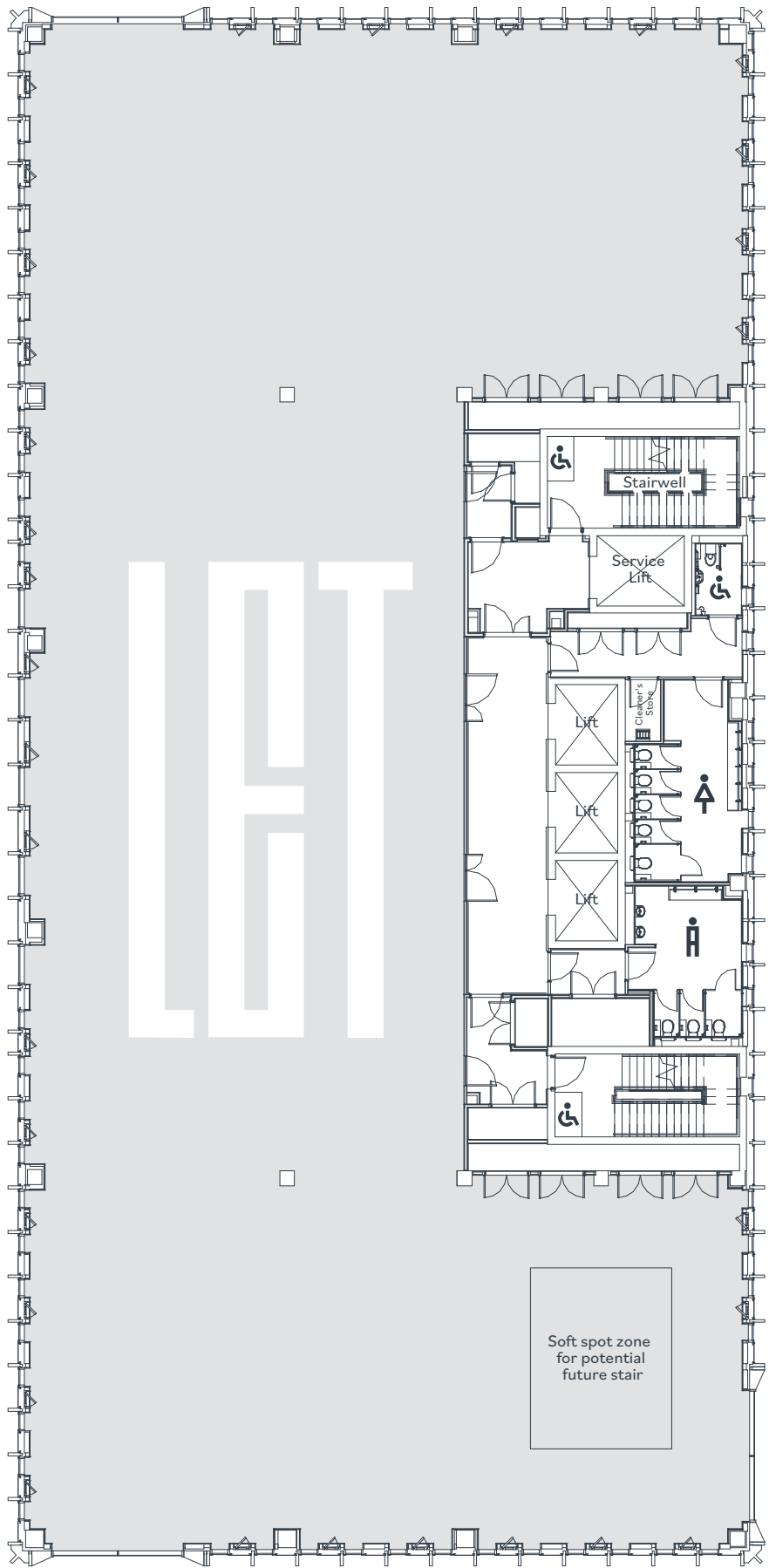
10,530 sq ft / 978 sq m



6

WORKSPACE

Let to DLA Piper





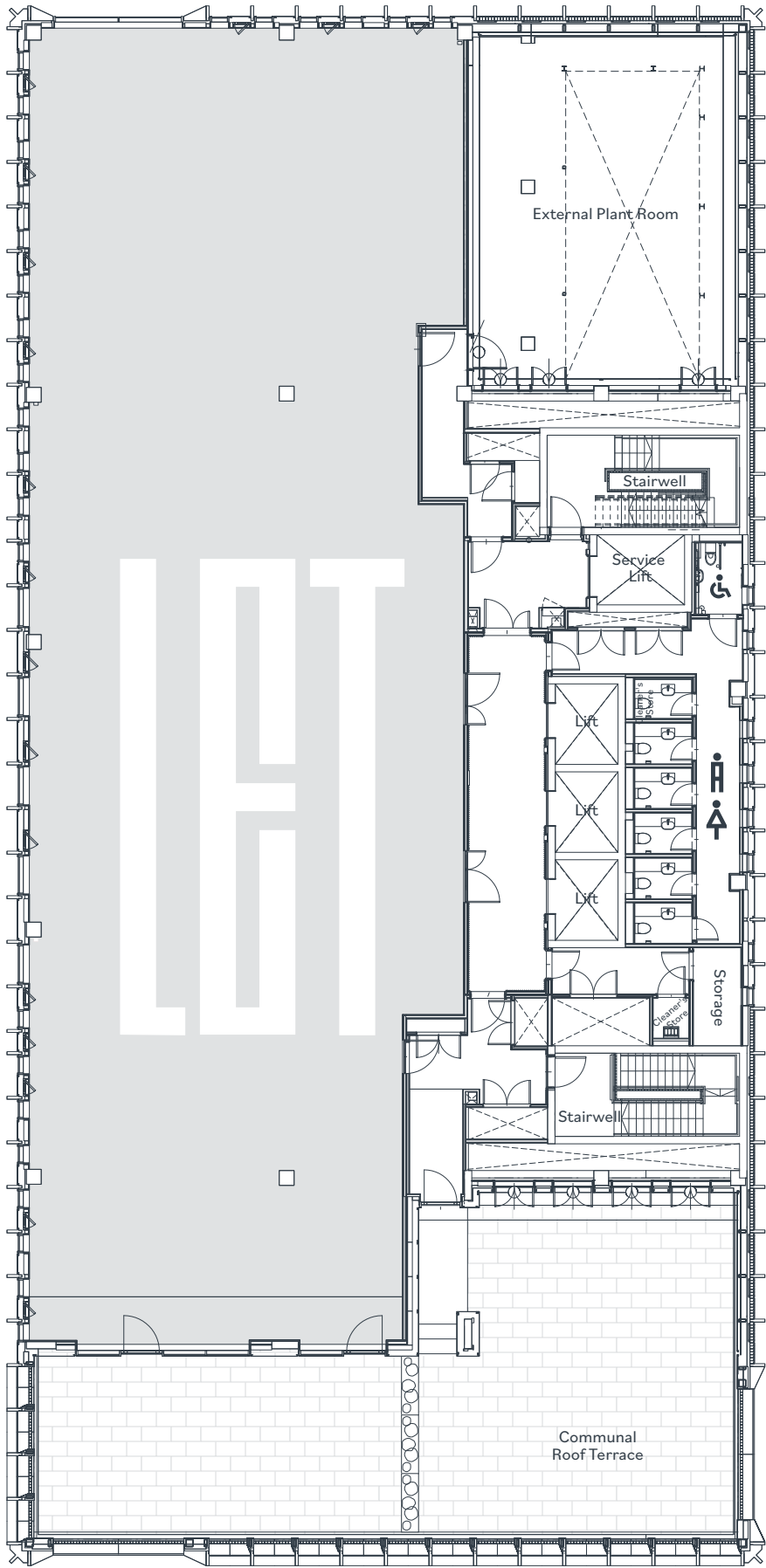
WORKSPACE

Let to DLA Piper

ROOF TERRACE

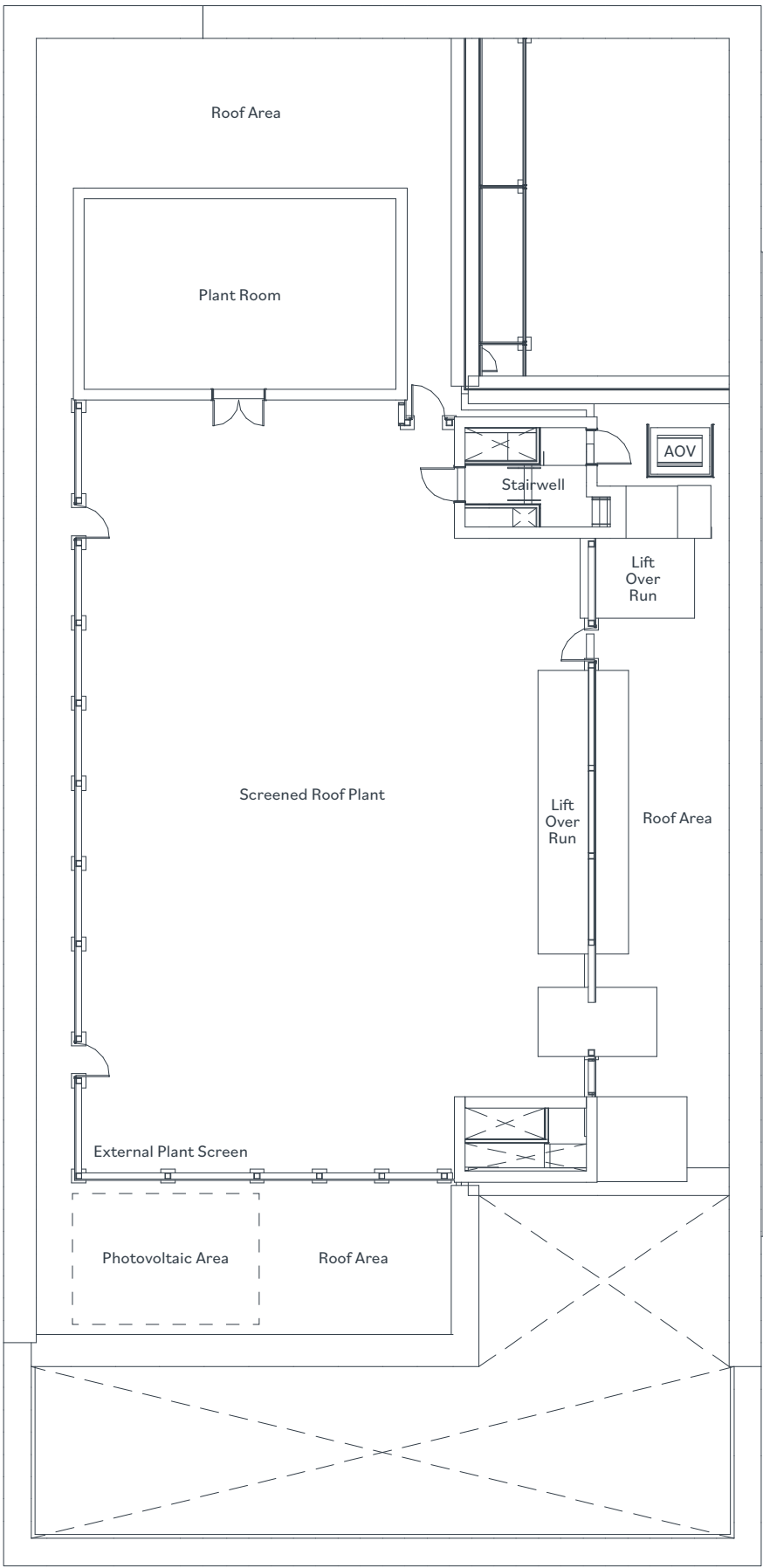
1,537 sq ft / 142 sq m

- Communal roof terrace accessible by all office tenants via lifts and stairwells
- Panoramic views across Sheffield city centre



ROOF

Plant only



Heart of the City
For & by

Sheffield

Heart of the City is delivered by Sheffield City Council and strategic development partner, Queensberry, who believe in doing things in a way that’s right for both people and place.

Respecting the city’s heritage by working with existing street patterns, we’ve retained a long-term view, benefiting Sheffield as a whole. An approach designed to address key issues facing cities today.

Current Availability

Floor	Use	Floor Areas (sq ft)	Floor Areas (sq m)
Ground	Lobby / Commercial	-	-
First	Let	Turner & Townsend	
Second	Workspace	10,530	978
Third	Workspace	10,530	978
Fourth	Workspace	10,530	978
Fifth	Workspace	10,530	978
Sixth	Let	DLA Piper	
Seventh	Let	DLA Piper	
Eighth	Plant	-	-
Basement	Occupier Facilities / Plant	-	-
Total Remaining Space (4 Floors)		42,120	3,913

Contact the leasing team for more information:

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A Development By:



Strategic Development Partner:

Queensberry

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Heart of the City
For & by

Sheffield

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