



Sheffield

A CITY ALIVE WITH ENERGY, AMBITION & A DISTINCTIVE SPIRIT

HEART OF SHEFFIELD HAS SHEFFIELD AT ITS HEART

The perfect place to set up shop...

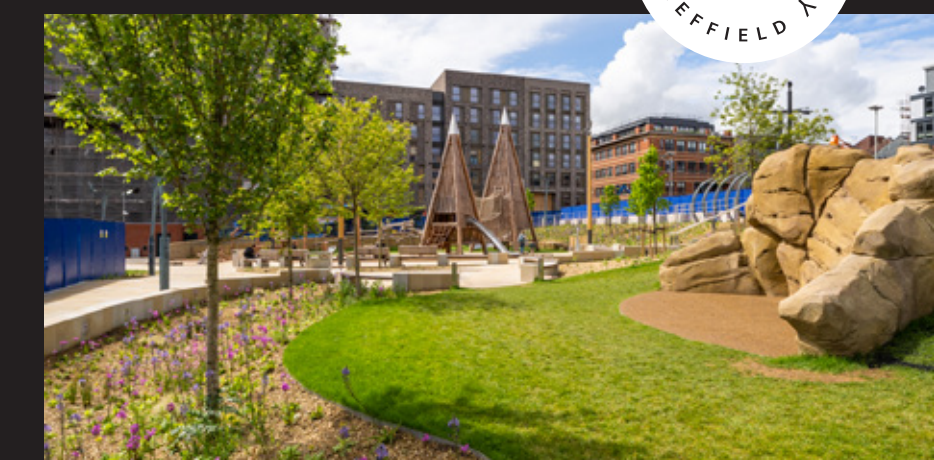
Heart of the City - a 1.5m sq ft flagship development - has transformed Sheffield city centre, providing a best-in-class district of shops, bars, cafés, restaurants, experiences, apartments, townhouses, and workspace.

Sheffield city centre combines high-quality retail, curated leisure experiences, and a rapidly evolving city centre environment. A major regeneration programme has delivered premium public realm, modern commercial space, and a vibrant mix of uses that elevate the visitor experience.

Sheffield provides strong transport links, two world-class universities (over 61,000 students), and a catchment of over 1.4 million people. Its unique blend of culture, green space, and urban energy positions the city as a standout location for brands seeking growth and long-term opportunity.



A destination where premium brands & independents create complimentary adjacencies





ENTERTAIN & SUSTAIN

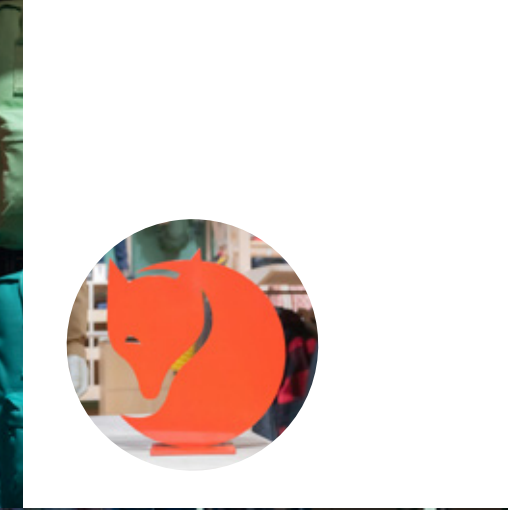
Heart of the City's transformation has created a vibrant artisan food & drink scene full of flavour, character & global influence.

Anchored by the multi award-winning Cambridge Street Collective - Europe's largest purpose-built food hall - Heart of the City's F&B and leisure offer brings together an exciting and diverse mix of operators.

National brands such as BOX, Roxy Ballroom and The Botanist sit alongside much loved independents such as Kapital Beer Hall and Restaurant, HYGGE, Maria Trattoria and Gus Wellness, creating a vibrant blend of cafés, bars, dining spots and wellness woven through pedestrian-friendly streets, landscaped public spaces and welcoming urban parks.

The result is a thriving neighbourhood with constant footfall, strong destination appeal and a ready-made audience.





STREETS & LANES LINED WITH AN ASPIRATIONAL MIX OF BRANDS.

International, regional & independent retailers.

Already host to operators including Superdry, Urban Outfitters, Fjallraven, Sostrene Green, Lucy & Yak, Bird & Blend and Yards Store - Heart of the City presents a considered evolving retail mix.

Sheffield offers one of the strongest retail opportunities in the North, driven by a young, expanding population and a city centre undergoing major transformation.

The beautifully restored (and Grade II listed) Leah's Yard has been brought back to life as a vibrant hub, bringing together local and connected independent retailers and small businesses.



“We’re excited to finally open the doors to our new Sheffield store. Sheffield is our first shop to have its own Re:Yak Hub – a space where our community can drop in for customisation, mending and repairing.”

Liz Green, Store Manager

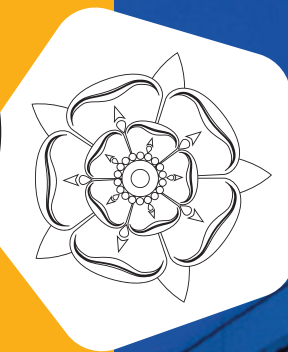


"I've spent some time in Sheffield and I like the way it feels. There's a nice vibe to it and it's up and coming with the amazing regeneration that's taking place here, it also makes sense for us to be here because it's quite an outdoorsy place with the Peak District on your doorstep."

Darren Broom, Head of Retail & Store Manager



YOU'RE IN GOOD COMPANY...



...WITH GOOD NEIGHBOURS



Leah's Yard



URBAN OUTFITTERS



Superdry & Co

SØSTRENE
GRENE

KAPITAL



YARDS
STORE



HYGGE

ROXY



DAMAGED
—SOCIETY—

Güs



TRATTORIA
Abasia



MARMADUKES
BEST MADE

Russell's
BICYCLE SHED

★ PRET ★

SHEFFIELD
THEATRES

ESCAPE HUNT

H&M

LANE7

PRIMARK®

NVM National
Videogame
Museum

Silversmiths
EST. 1934



CURZON

Mercure
HOTELS

thelight
cinema





Sheffield is a city
built on character
& an independent
spirit...



FOURTH
LARGEST CITY IN ENGLAND
& HOME TO NEARLY
600,000 PEOPLE

£3.7
BILLION
ECONOMIC
ACTIVITY
BY 2030

61,000
STUDENTS
ACROSS OUR 2 UNIVERSITIES INCLUDING
10,000
INTERNATIONAL STUDENTS

Sheffield welcomed
17.4 million visitors
with a spend of
£1.85 billion
during 2024

23,400
PEOPLE
LIVE IN THE
CITY CENTRE

15 MILLION
YEARLY FOOTFALL ON
PINSTONE ST

2.2 million
catchment
of Sheffield as a whole contains
601,424 shoppers
classified in the top four
shopper segmentation groups
metropolitan high
achievers, affluent
greys, upmarket
neighbourhoods &
suburban families

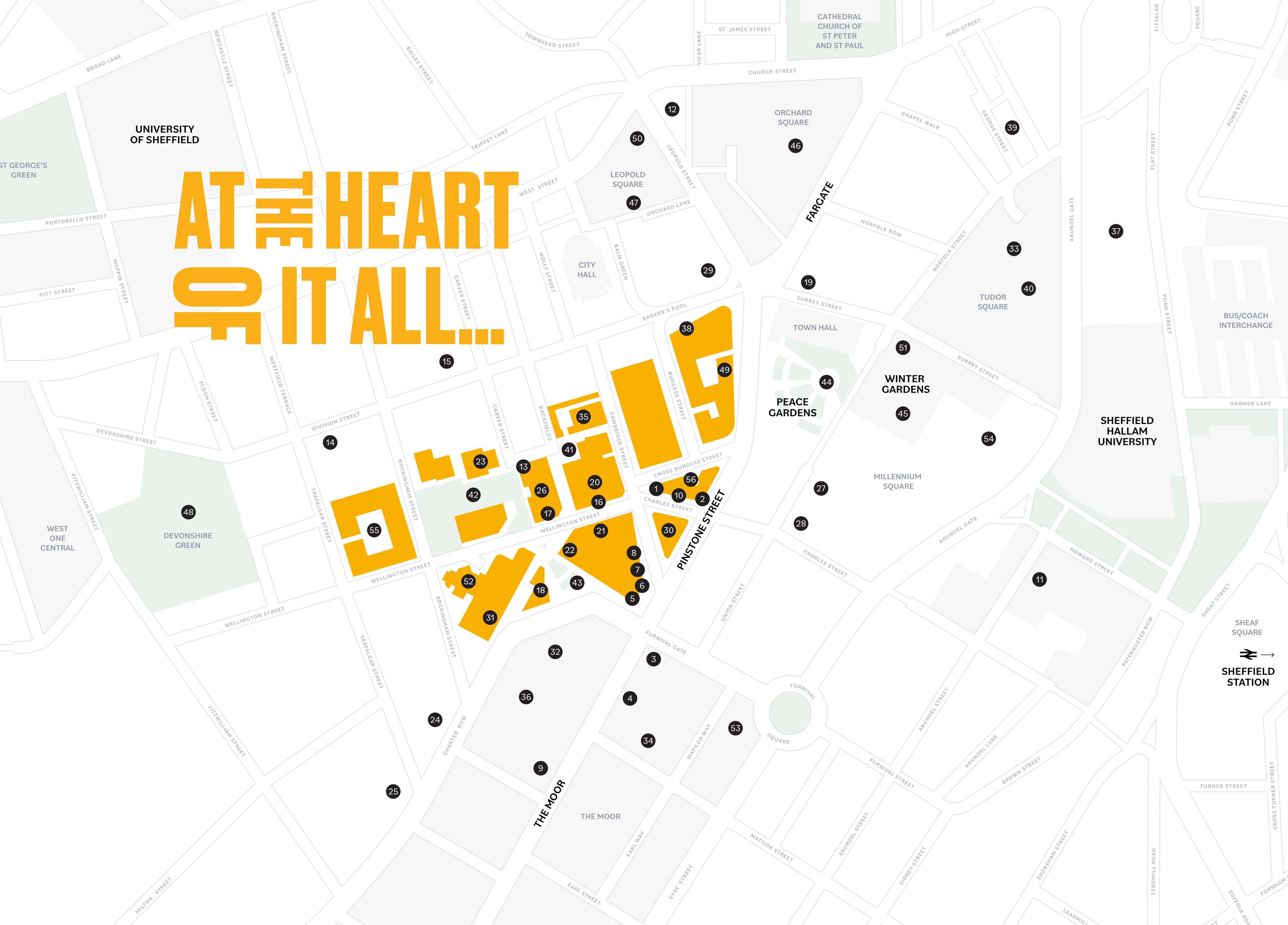
WELL CONNECTED
40 MINS TO LEEDS
50 MINS TO MANCHESTER
2 HRS TO LONDON, DIRECT

£45m refurbishment of
The Crucible
which remains the home of the
World Snooker Championship
until at least 2045

TRAMLINES
THE REGION'S PREMIER ANNUAL
MUSIC FESTIVAL BRINGS IN
100,000+
VISITORS EVERY YEAR

HEART OF THE CITY
IS A SIGNIFICANT
MIX OF MIXED-USES
REDEFINING AN ENTIRE CITY CENTRE

350,000
people visit
The Crucible, Lyceum
& Playhouse theatres
every year,
the largest producing theatre
complex outside London



AT THE HEART OF IT ALL...

Heart of the City enhances & reflects
Sheffield's constantly evolving
retail, F&B & cultural landscape.

Shopping

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

Dining

- 11 Silversmiths
- 12 La Bottega
- 13 Hygge
- 14 Steam Yard
- 15 Rudy's Pizza
- 16 Trattoria Maria
- 17 Kapital Beer Hall
- 18 The Botanist
- 19 Public
- 20 Cambridge St 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 Crucible Theatre
- 34 Lane7
- 35 Leah's Yard
- 36 Boom Battle Bar
- 37 Odeon Luxe
- 38 Box Sheffield
- 39 Curzon Cinema
- 40 Lyceum Theatre

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 & Living

- 49 Radisson Blu
- 50 The Leopold
- 51 Voco by IHG
- 52 Vita Students
- 53 Leonardo Hotels
- 54 Novotel
- 55 Kangaroo Works
- 56 Burgess House

- Available

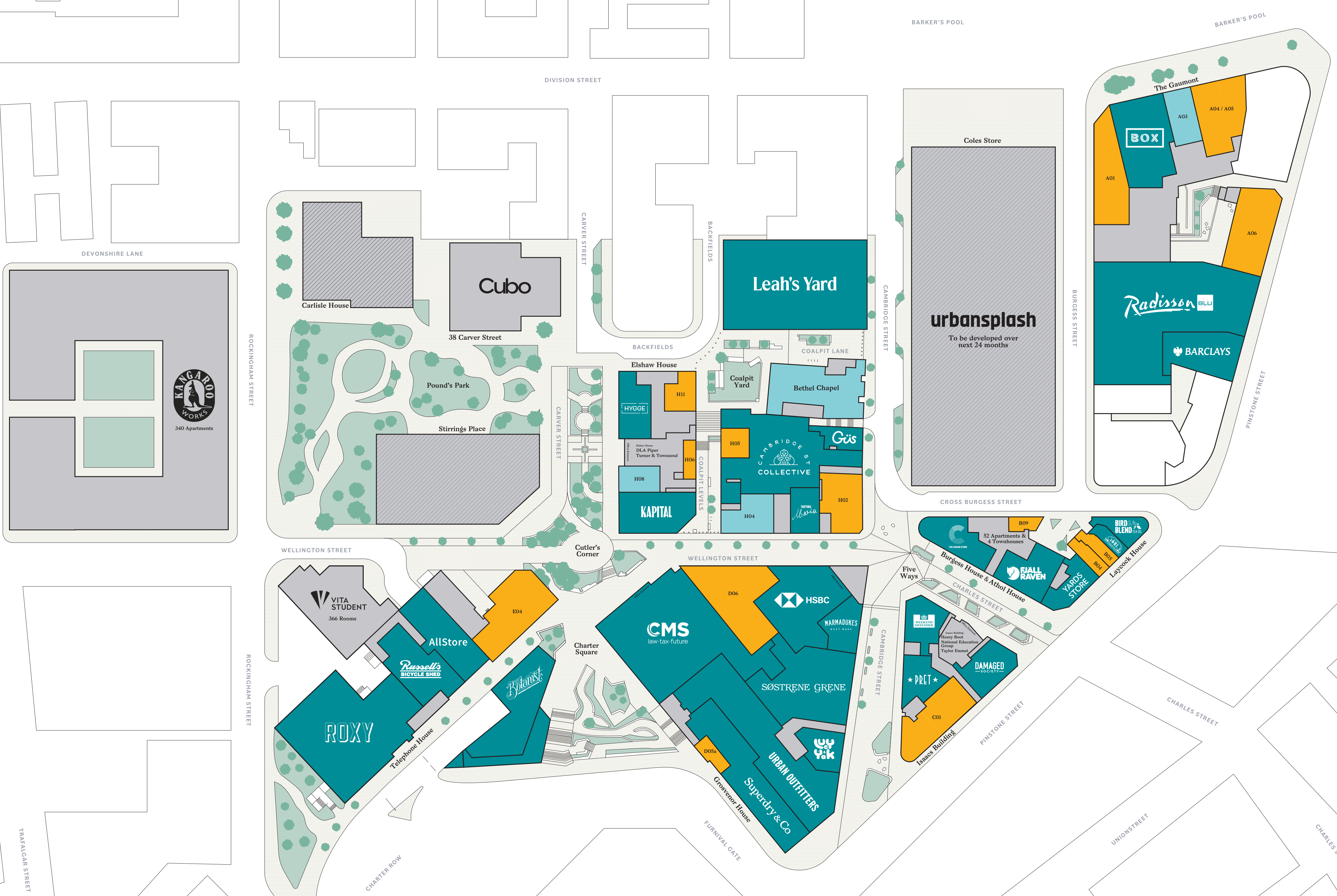
Let
- Under offer

Future Development

Availability Schedule

Approx. Areas

Unit	Size (sq ft)
A01	25,000
A03	Under offer
A04 / A05	10,000
A06	3,270
B04	933
B05	496
B09	1,387
C01	2,546
D05a	538
D06	4,381
E04	4,575
H02 (Henry's)	6,571
H04 (Brew House)	Under offer
H05	863
H06	506
H08	Under offer
H11	1,237
Bethel Chapel	Under offer



Contact the leasing team for more information:

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Heart of the City
For & by

Sheffield

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Asset Managed by:



on behalf of:

