Heart of the City II
Sheffield

A creative, energetic and innovative regional capital

Home to 600,000 people and the focal point for over two million consumers in 2025, Sheffield is a regional capital at the centre of an ambitious northern economy. It is a city that knows its capabilities and where to excel.

Sheffield leads the world in making solutions for tomorrow and has become a magnet for those who excel in traditional and digital engineering and design. The city examines, events creates, home to the fastest growing digital cluster outside of London, what Sheffield is doing today is becoming an exemplar in the world of online innovation.

The two universities continue to redefine knowledge. They attract 63,000 students to the city, Universities inspired by the city in turn define the city. Academia sits alongside commerce, public life and government in the heart of the urban centre.

A highly skilled workforce is growing younger whilst increasing in both size and expertise. Sheffield attracts and retains the brightest and best, providing home to those seeking out opportunity, putting down roots and raising families.

Life is defined by its quality. Sheffield is the Outdoor City, attracting 17 million visitors a year thanks to some of the finest countryside on earth. Our vibrant independent cultural scenes of food, drink, arts and music rival any large European city. Communities have unparalleled opportunities to embrace wellbeing and healthy lifestyles.
Kelham Island
The Academy of Urbanism's UK Neighbourhood of the Year in 2018, Kelham Island is one of the oldest industrial districts in the city. The area now boasts an array of fashionable cafes, bars, restaurants and event spaces, drawing a young and energetic crowd to its weekend markets and cultural events.

University of Sheffield
The research-led University of Sheffield continues to go from strength to strength, working in partnership with global giants like Siemens and Boeing to drive innovation, productivity and growth across the region. One of the world's Top 100 universities, it is delivering a host of masterplan improvements, from cutting-edge academic facilities to a huge investment in connectivity and public realm enhancements in the west of the city centre.

Sheffield Station and HS2
An £800m project will transform Sheffield railway station and surrounding areas to make it ready for the arrival of HS2 in 2033. The HS2 Station Masterplan will create a new high-quality arrival point into the city and unlock a huge programme of regeneration around the station.

Sheffield Hallam University
Sheffield Hallam University continues to develop its city centre campus, adjacent to the major HS2 Station Masterplan area. The next phases will provide new academic space upgrades to the public realm around the campus, as well as opportunities for private development and investment. The first £220m of investment will be delivered over the next five years.

Heart of the City I
Begun in 2004 and completed in 2016, this £130m major redevelopment is located adjacent to the Heart of the City II masterplan area. The original scheme is now home to international businesses, government departments, restaurants and world-class public spaces.

Tudor Square
The central focus for Sheffield Theatres and the largest theatre complex outside of London. Each year the nearby theatres welcome 800,000 people to the city. Sheffield Theatres produces around 8 large shows a year, hosts more than 300 performances and plays home to the world's largest snooker event, the Snooker World Championships at the Crucible. Tudor Square feeds the cultural life of the region, creating a vibrant place where people come to meet and visit.

The Moor
Aberdeen Standard Investments have invested £125m across this 26-acre development site. The Moor recorded a footfall of over 13 million in 2018, which was an increase of over 20% on the previous year. This figure is expected to rise as a new 42,000 sq ft Next, a 26,000 sq ft H&M and Lane7 leisure open in 2019.

Park Hill
One of the most iconic buildings in the UK and Europe’s largest brick building ever. Ellicott of Edinburgh will deliver a diverse mix of homes, offices, leisure, retail, residential and student accommodation. Phase 1 was completed in 2016 and fully let. Phases 2 and 3 are now on site.

Heart of the City II
Region in 2016 and completed in 2020, the £500m major redevelopment is located adjacent to the heart of the City's riverfront area. The original scheme is now home to international businesses, government departments, restaurants and world-class public spaces.

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Sheffield City Centre offers memorable and authentic experiences. Together, public and private monies are being combined with a restless energy. Shops, cafes, restaurants, food halls and innovative workspaces are transforming the city centre.

Sheffield thinks outside of the box. There is a strong theme of inventive repurposing that is coursing through the city. At the centre of all this energy sits Heart of the City II. Working with the traditional street layout, modern and existing architecture is being combined to provide sophisticated and high-quality places to work, live, shop and visit.

Heart of the City II will create an integrated, multi-use destination which will be the new focal point of Sheffield’s retail and leisure offer. Place-making will be at its heart. The area will evolve night and day, and will be open to all, acting as a meeting place, a forum, a place to be inventive and to collaborate.

On completion, Sheffield will be a competitive retail and leisure destination to the UK’s other major cities, boosting its reputation and ability to attract further international investment and further diversify the city’s economy.

Heart of the City II is where you go if you want to make an impact.

We are excited about uncertainty. Consumers are demanding new experiences. Sheffield’s demographic accurately reflects that of the entire UK – making Heart of the City II the ideal location for you to pioneer new products, brands and experiences.

Make a statement

Now is the time to push boundaries. Retail is evolving rapidly. Workplaces are being transformed by the demands of a younger workforce. Backed by Sheffield City Council, Heart of the City II is where you get to be original, bold and inventive.

Make a difference

Sheffield has a proud heritage and a remarkable history of innovation and determination. Heart of the City II reflects all these qualities and is designed to attract those with similar vision. What we are doing today will shape the city for decades to come.

Make history
Heart of the City II has real momentum. Sheffield City Council, alongside their Strategic Development Partner, Queensberry, are delivering an overarching masterplan with impact. Proposals include premium shops, modern offices, urban homes, restaurants and cafes, hotels and relaxing public spaces. Not only is the scheme redefining a city centre district, it is also acting as a catalyst, triggering investment and redevelopment across surrounding areas.

The first building to be completed as part of Heart of the City II is Grosvenor House (Block D on the masterplan) — the new 160,000 sq ft office built for HSBC. This building also includes 60,000 sq ft of space for new shops and restaurants, as well as a quality public space in Charter Square.

Swedish fashion brands, Monki and Weekday, are the first two retailers to sign up to the block, with stores of 5,221 square feet and 8,379 square feet respectively. The new Sheffield Heart of the City II Weekday store will be the first in the UK outside London. Additional block developments are also being brought to life with pace and intent.

Planning has been approved on Blocks B and C, with work on site now underway. Both buildings front on to Pinstone Street. The designs retain the attractive Victorian facades of the existing buildings, whilst redeveloping and expanding the structures behind them.

Combined, Block B and C will provide nine new retail units, 52 apartments and 37,000 sq ft of Grade A office space.

Detailed plans have been submitted for Block F, a major residential scheme called Kangaroo Works. A joint venture group made up of Angelo Gordon — a US based global investment advisor — and Ridgeback Group purchased the site from the Council in late 2018. The scheme is scheduled to be completed in autumn 2021.

Architects have been appointed for Blocks A and H, both of which provide an opportunity to restore and enhance much of the heritage architecture within the sites, such as Lea's Yard.
Heart of the City II is being shaped by a phase-by-phase approach. This type of plan and modular design provides the scheme with flexibility to change layouts and designs along the way and meet changing future demands.

**Block G**
- **Developer:** Sheffield City Council
- **Strategic Development Partner:** Queensberry
- **Size:** Retail (32,500 sq ft); Office (155,000 sq ft); Car Park (135,000 sq ft); 38 Carver Street (31,000 sq ft)

**Block E (Kangaroo Works)**
- **Developer:** Angelo Gordon / Ridgeback
- **Management:** Brantingham Estates
- **Architect:** Whittam Cox
- **Size:** Residential (216,000 sq ft); Retail/F&B (8,200 sq ft)
- **Status:** Submitted to planning

**Block F (Grosvenor House)**
- **Developer:** Sheffield City Council
- **Strategic Development Partner:** Queensberry
- **Architect:** Leonard Design Architects
- **Size:** Office (186,000 sq ft); Retail/Leisure (48,400 sq ft); F&B (9,100 sq ft)
- **Status:** Complete

**Block D (Horsefair Square)**
- **Developer:** Sheffield City Council
- **Strategic Development Partner:** Queensberry
- **Architect:** Studio B 51
- **Size:** Retail (36,000 sq ft); Hotel (92,500 sq ft); Office/Residential (45,000 sq ft)
- **Status:** In design

**Block C**
- **Developer:** Sheffield City Council
- **Strategic Development Partner:** Queensberry
- **Architect:** Leonard Design
- **Size:** Office (37,600 sq ft); Retail (10,100 sq ft)
- **Status:** Under construction

**Block B**
- **Developer:** Sheffield City Council
- **Strategic Development Partner:** Queensberry
- **Architect:** Leonard Design Architects
- **Size:** Residential (36,500 sq ft); Office (3,200 sq ft); Retail (9,400 sq ft); F&B (1,400 sq ft)
- **Status:** Under construction

**Block A**
- **Developer:** Sheffield City Council
- **Strategic Development Partner:** Queensberry
- **Architect:** HLM
- **Size:** Retail (39,000 sq ft); Hotel (92,500 sq ft); Office/Residential (45,000 sq ft)
- **Status:** In design

**Block H**
- **Developer:** Sheffield City Council
- **Strategic Development Partner:** Queensberry
- **Architect:** Feilden Clegg Bradley Studios
- **Size:** Retail/Leisure/F&B (75,000 sq ft); Office (72,000 sq ft)
- **Status:** In design

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Shops

Heart of the City II will provide a range of premium national brands. These retailers offer a more personal and tailored shopping experience when compared to the current high-street offer. There will also be a handful of carefully selected independent retailers that reflect the scheme’s ambitions.

Providing more diverse venues for eating, drinking and socialising is fundamental to this scheme. It will help extend footfall in the district throughout the day and into the evening. A strong focus is being placed on providing quirky independent venues, as well as some of the more refined national chains. Plans also include a bustling indoor food hall, which will offer a range of cuisines celebrating local produce.

Cafés, bars and restaurants
Entertainment

A range of on-trend competitive socialising venues such as boutique bowling, ping pong and crazy golf are being targeted for the scheme. These flexible day and night destinations will also provide a high-quality food and drink offer.

Workspaces

Contemporary office space is also key to the scheme. It will help provide regular footfall in a newly imagined business district. A particular focus is being placed on providing flexible working environments that offer more coworking opportunities and breakout spaces.
Hotels

The scheme aims to deliver two modern lifestyle hotels with up to 250 beds. They will offer a more distinct experience than the current offer in Sheffield, with original interiors and potential roof gardens.

Urban living

A range of 1-3 bed apartments will help deliver a permanent community to the district, which will be key to supporting the other elements of the scheme. Research shows that urban living helps create a more welcoming and safer city centre environment.
Public spaces

Public squares, courtyards and green roofs will create new meeting places throughout the area and help interlink the various blocks within the scheme, it will provide more usable outdoor space for public events.

The scheme has been smartly designed to integrate fully with the city’s wider transport strategy. This new mixed-use district will be easily accessible from every part of the city centre, whether arriving on foot, by bike, car and public transport.