

No1 West Bar Square

SHEFFIELD



**6,000 to 100,000 Sq.Ft of Gateway
Grade A Office, Leisure & Retail Space
Due For Completion Q2 2024**

An architectural rendering of a modern, curved glass office building. The building has multiple floors with a grid of windows and a curved facade. In the foreground, there is a street with a white car, a blue car, and a black car. There are also some trees and a pedestrian crossing. The sky is blue with some clouds.

No1

West Bar
SQUARE

No1 West Bar Square
is a new high profile
gateway office
building with the
prestigious West
Bar Square address

Communal roof terrace at Floor 7
with far reaching views over the city.

100,000 sq ft of offices facing the
new West Bar public square

Designed for wellness, with beautiful
landscapes and 24/7 vibrancy

Zero-carbon enabled
power supplies

Green active travel plan

The first in a stunning new collection of office buildings

No.1 West Bar Square is the first of a collection of new office buildings with the prestigious West Bar Square address. It is available to lease either as a whole, in generous, flexible floors of approximately 14,000 sq.ft or in smaller suites. When completed in Q2 2024 it will provide a great balance between close proximity to the City Centre and the vibrant Kelham Island neighbourhood but with a relaxed modern working environment set within over an acre of new high quality landscaped public spaces

West Bar is a 7 acre private sector led development which will become one of the

largest office projects in northern England with an investment value of over £300m. Sheffield's premier opportunity for large-scale office occupiers and particularly well suited for public sector occupiers, approaching 1m sq ft of space creating a mixed-use environment including up to 650,000 sq.ft of office workspace providing space for over 6,000 jobs. The whole project will provide 400-500 apartments; 450 cycle spaces and a multi-storey car park all set within sustainable public realm surrounded by ground floor cafes and bars.



No.1 West Bar Square Schedule of Areas

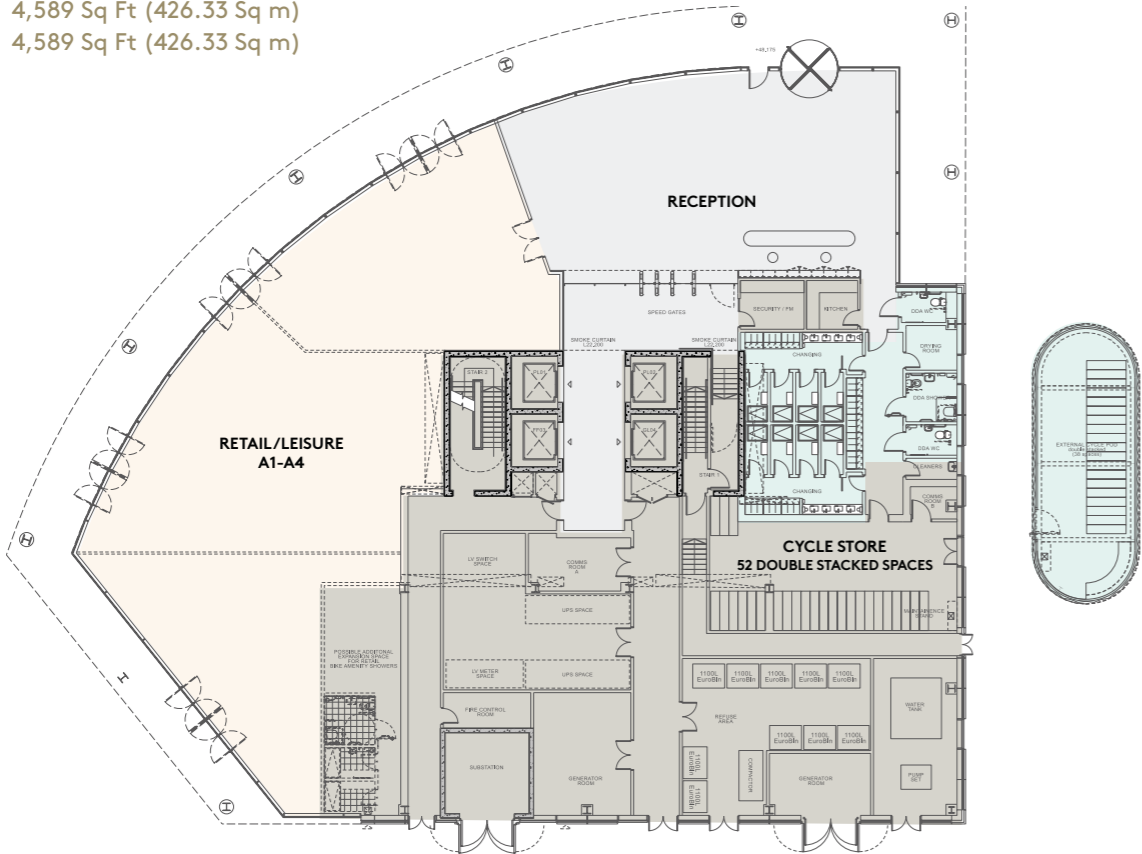
Net Internal Areas	Sq ft	Sq m
Ground Floor	4,589	426.33
First Floor	13,950	1,296
Second Floor	13,950	1,296
Third Floor	13,950	1,296
Fourth Floor	13,950	1,296
Fifth Floor	13,950	1,296
Sixth Floor	13,950	1,296
Seventh Floor	12,163	1,130

- Offices
- Retail & Leisure
- Core
- Amenity & Changing

Ground Floor

Net Internal Areas

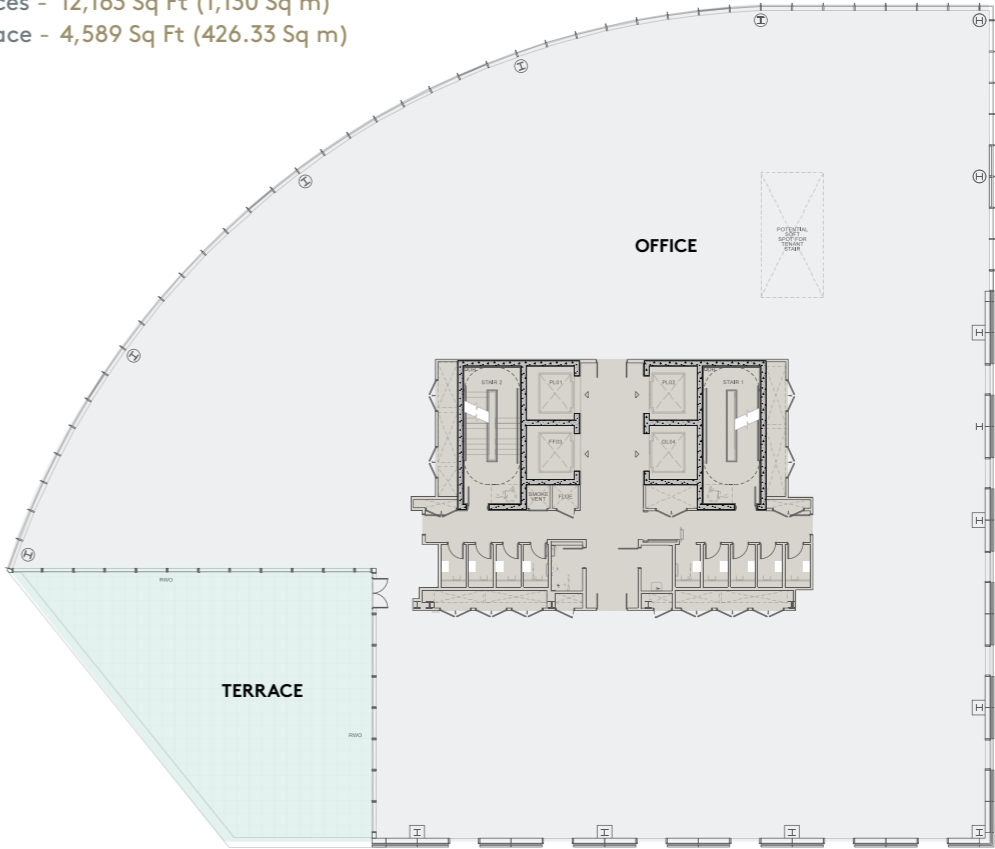
Offices - 4,589 Sq Ft (426.33 Sq m)
Retail - 4,589 Sq Ft (426.33 Sq m)



Seventh Floor

Net Internal Areas

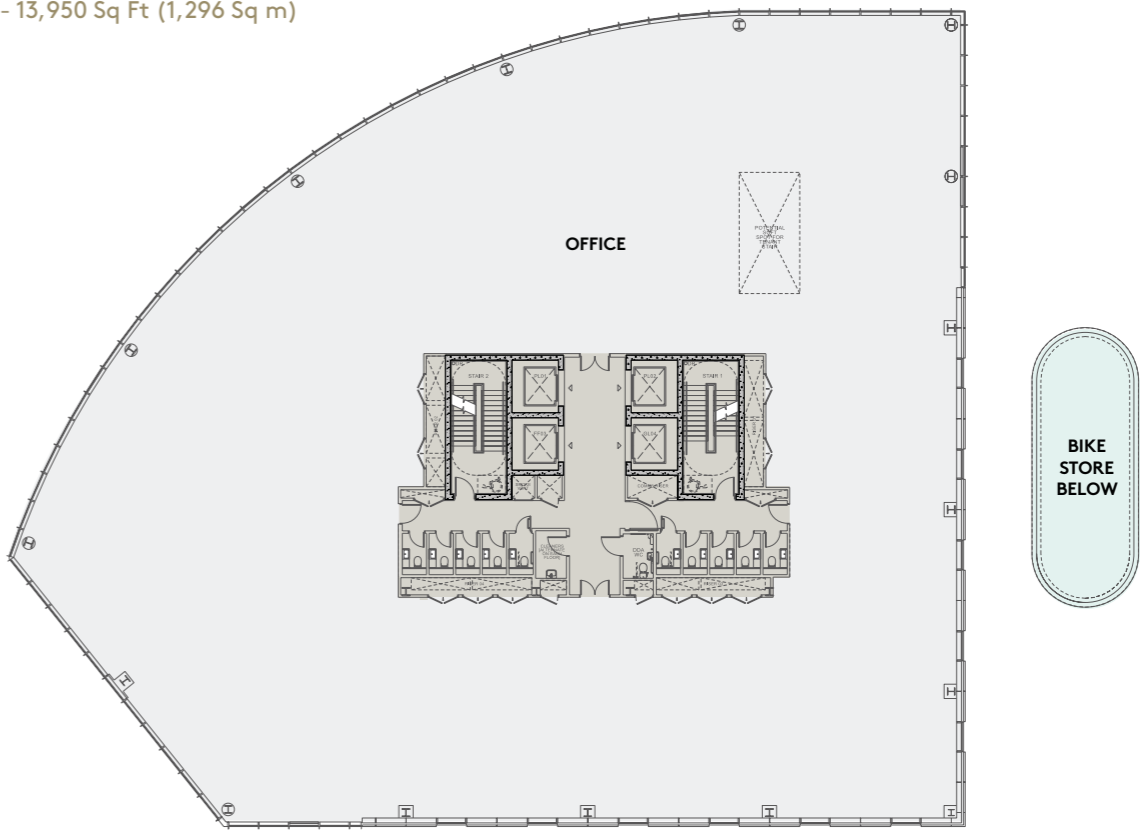
Offices - 12,163 Sq Ft (1,130 Sq m)
Terrace - 4,589 Sq Ft (426.33 Sq m)



First - Sixth Floors

Net Internal Areas

Offices - 13,950 Sq Ft (1,296 Sq m)



Designed for wellness

The divide between work and life is changing and so is what we look for from where we work and live. With the cultural changes occurring within workplace design, it is people that are the critical element as spaces and design is more about the health and wellbeing of its occupants. No.1 West Bar Square seeks to inspire working people with exceptional workplaces and active travel infrastructure set against a buzzing backdrop of activity.

West Bar will be a vibrant part of the City with a neighbourhood feel. The sustainable design

approach of the buildings and spaces, together with the interaction of these and their varied occupiers is what will make a great new part of Sheffield City Centre. This is a people-based approach to design and development and employers based at West Bar Square are likely to have better motivated and more productive staff and will find recruiting new people easier in a modern work environment.

West Bar Square is part of the successful West Bar mixed use neighbourhood comprising all the land between the River Don and Sheffield's Inner Ring Road. This enables West Bar Square to provide an expansion area to the existing 400,000 sq.ft of office space.

As well as current large-scale occupiers, the nearby areas of Kelham and Castlegate are increasingly becoming home to several fast growing technology businesses.

The West Bar Business District is fast becoming Sheffield's most exciting new business location at the heart of England's greenest city. West Bar was made possible with the completion of Sheffield's Inner Ring Road, which created the opportunity to develop an exciting accessible new business address at the heart of one of the UK's largest cities. West Bar is already home to one of Sheffield's largest inward investments, The Home Office, Top 50 law firm Irwin Mitchell, and the Crown and Family Courts.

No1 West Bar Square is a new high profile gateway office building with the prestigious West Bar Square address

University of Sheffield



SHEFFIELD STATION

Interchange

Odeon Luxe

Sheffield Hallam University

Winter Gardens

Peace Gardens

Sheffield City Hall

Ibis Hotel

Leonardo Hotel

Mercure Sheffield St Paul's Hotel

Leopold Hotel

Crucible Theatre

Sheffield Cathedral

Anytime Fitness

Ponds Forge

Ibis Hotel

Kommune

Premier Inn

Hampton By Hilton

Travelodge

Magistrates Court

Crown Court

Victoria Quays

Castlegate

Love Square

Irwin Mitchell

Corporation St

A61

Government Offices

West Bar
SHEFFIELD

Bridge St

Tesco Express

Kelham Island

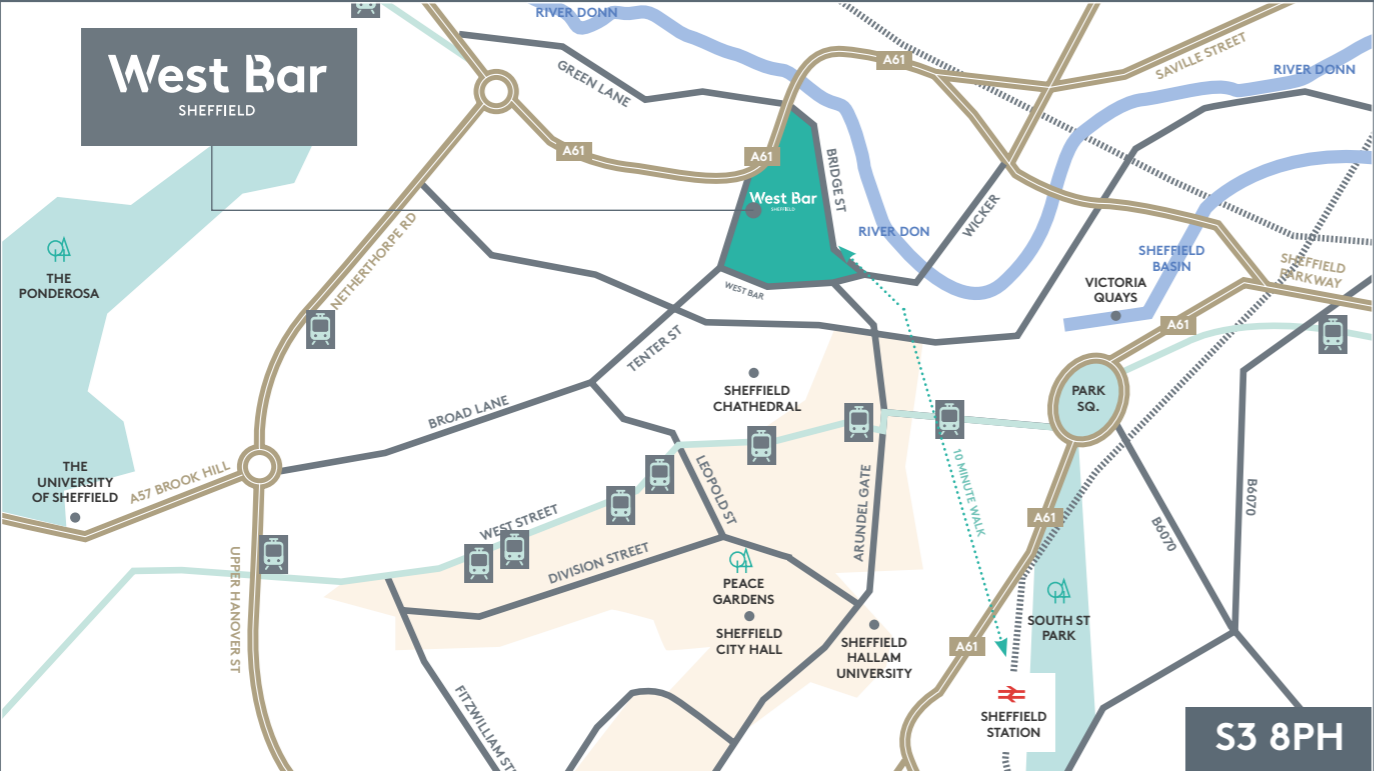
River Don

A61

A61

Highly connected to the city and beyond

Sheffield is one of the top two connected UK core cities.



New pedestrian friendly routes connect the development with the rest of Sheffield City Centre, and the West Bar Business Quarter. City Centre shops are 5 minutes walk away.



Junction 34 of the M1 motorway is a 10 minute drive, providing easy access to all other major UK cities and key airports.



Sheffield is one of the few cities to have a tram system as a key element of its public transport and is the least congested city in England.



Sheffield Railway Station is only a 10 minute walk or a short taxi ride away. Travel time to London from Sheffield is only just over two hours, with trains running to the capital every 30 minutes.



Four international airports are accessible within an hour's travelling time – Manchester, Leeds-Bradford, East Midlands and Humberside.



Leeds	40 Minutes
Manchester	53 Minutes
Birmingham	75 Minutes
London	118 Minutes
Glasgow	259 Minutes

* Times provided by www.thetrainline.com

West Bar Sheffield Masterplan

The property is located in the heart of Sheffield's City Centre West Bar Business District.





Sheffield City Centre is the commercial centre of the City Region and the location of a growing number of knowledge intensive businesses. These sectors employ over 25,000 people in the city centre including many blue chip financial and professional services companies such as HSBC, CMS, DLA Piper and Irwin Mitchell. Demand for Grade A office space continues to outstrip supply. In addition, the city centre accommodates a significant public sector estate.

Sheffield has an international reputation for high quality manufacturing, engineering, research and design and a rich industrial heritage. The Advanced Manufacturing Innovation District (AMID) is in the east of the city and the city centre has the potential to help showcase the World Class activity underway there that is driving innovation and economic growth.

There is also a rapidly growing tech sector with specialisms in digital design, video games, digital art and culture, digital media and content and digital making.

On the doorstep of West Bar a listed former department store has been converted to a media and tech hub housing a range of co-working desks and incubation and accelerator spaces and incorporating the National Video Games Museum.

The city is at the heart of a thriving creative and cultural scene, with fascinating museums and independent art galleries, theatres and underground music venues. It is also home to a growing number of cultural, creative and digital businesses and with 57 micro breweries Sheffield is one of the premier beer cities in the world.

The city offers a superb quality of life. A third of the city is within the Peak District National Park which is less than 15 minutes drive from the City Centre - this combined with the Winter Gardens, one of the largest temperate glasshouses in the UK, excellent parks and public spaces such as the Peace Gardens, and numerous events and festivals have earned the city the title of 'The Outdoor City'.

A city loved by all



A highly skilled workforce with two million people within commutable distance of the city

Two World-class universities with 60,000 students and thousands of highly skilled graduates

Well established public/private sector partnerships

Peak District National Park right on our doorstep

Home to the largest regional theatre complex outside of London

A vibrant sporting culture which includes cycling, hockey, football, cricket and snooker



Photo courtesy of Gardens Illustrated & Richard Bloom

West ‘Bar None’.

Where the very best of business, food & culture combine



Over one acre of landscaped public realm.



West Bar Car Park (450 spaces)

West Bar comprises over 7 acres of development land assembled by Urbo to create an exciting new neighbourhood.

This provides a unique opportunity to complete the comprehensive mixed-use area between ring road and River Don. When finished the wider West Bar development area will provide approximately 10,000 jobs, 400-500 apartments and a network of cafes, bars and other facilities all arranged around attractive landscaped streets and squares.



West Bar also provides a vital link between its adjacent neighbourhoods, thriving Kelham Island, an emerging revitalised Castlegate and the established Cathedral Quarter in the northern sector of Sheffield City Centre.



Urbo is a specialist developer of large-scale, mixed-use regeneration projects in partnership with the public sector.

Urbo has formed Urbo (West Bar) Ltd, a joint venture with Peveril Securities, the development and investment arm of the largest independent contractor in the UK Bowmer & Kirkland.

Together with Sheffield City Council the partnership is delivering this key part of the strategic development of Sheffield City Centre.

We have the ambition and vision to create a prestigious new home for leading businesses and a vibrant new part of the city for the wider community.

The first major part of this will be an extensive first phase of 368 apartments, 200,000 sq.ft. of offices, the 450 space multi-story car park and major new public spaces at West Bar Square and Soho Yard. This comprises over half of the entire West Bar development and has been funded by long term partners at West Bar, Legal & General.



Soho Yard Build To Rent Apartments (To be completed 2024)

No1 West Bar Square

SHEFFIELD



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A joint development by

urbo

**PEVERIL
SECURITIES**

WESTBAR.CO.UK

