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COMMERCIAL PROPERTY

Go on looking forward

Developments making city much better place, but much more can still be done

SHEFFIELD is projecting a positive image externally in a way echoes its industrial hey-day as a steel and engineering centre.

To emphasise this LSH has recently undertaken guided tours of the city centre with a number of investors and developers based in other parts of the UK.

A tour round the Heart of The City Street/Fargate, Howard Street and the new Midland Mainline railway station forecourt recently produced extremely enthusiastic responses.

A Manchester-based developer commented that Sheffield's public spaces made his city look "dowdy and uninteresting" whilst a London based developer described how good the city looked and has since pursued some investment opportunities in Sheffield.

But there is still work to do in the city. The city now needs to look forward based on the improvements which have been made and deliver results to ensure Sheffield is an ideal place for people to work, shop,

Guy Gilfillan, Head of Office at Lambert Smith Hampton (LSH) Sheffield offers his views on the city centre office market and the developments which are transforming its image

live and enjoy themselves.

The pockets of high quality developments need joining up. There is a need for roads and gateways to the city to be improved and the quality of the new buildings needs to be raised further. Furthermore, it is important that these improvements do not compromise the sensitive, historic sections of the city centre.

The importance of the city centre environment cannot be underestimated in terms of Sheffield's ability to grow economically. Professional services, finance and banking already provide a significant input into the city's economy and if the relevant companies and staff are to be attracted there the built environment has to match their aspirations."

Major schemes which are



▲ **Citygate:** New development combining a Tulip Inn hotel with office facilities

either underway or about to start which will dramatically improve what Sheffield has to offer include:

■ Hammerson's 800,000 sq ft retail redevelopment around Barkers Pool will see the opening of an enlarged John Lewis store and provide Sheffield city

centre with a much greater variety of shopping

■ New phases of the Heart Of The City development will provide 120,000 sq ft of high quality offices, a Conran designed residential tower and multi storey car park

■ Sheffield Digital Campus is a

600,000 sq ft office development centred on Sheaf Street which will provide a landmark scheme catering in particular to Sheffield's growing digital and media sector

■ The redevelopment of the Nelson Mandela Building opposite the Midlands Mainline

railway station will provide a 120 bedroom four-star hotel and 60,000 sq ft office space

■ A new mixed use development of the former Office World site at Eyre Street, Sheffield which will include a hotel and 120,000 sq ft of offices

■ The upgrading of Devonshire Green to provide higher quality public space

■ Citygate S1 is a new development on St Mary's Gate combining a Tulip Inn hotel with 60,000 sq ft of offices. The site located opposite is also being redeveloped for residential use

■ Reef's redevelopment of major sections of The Moor is set to reinvigorate Sheffield's historic shopping street. The development will include the relocation of the Sheffield Markets complex, a revamped and extended Debenhams store, major retail units together with offices and residential

The above, combined with improved traffic measures including the new phase of the city's ring road and new public transport arrangements in and around the city centre are amongst the defining features.



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Offices in the valley

LITTON Properties Ltd have commenced work on three office buildings on Hawke Street in the heart of the Lower Don Valley.

The buildings will have prominent frontage to Abyssinia Bridge on the Don Valley Link Road connecting the city centre with Meadowhall and the motorway network, close to the many facilities of the Arena Square locality including Centertainment, Super-tram and excellent bus services.

The offices are being built to a

striking modern design but including top quality materials and fittings throughout including areas of natural stone and stainless steel balconies.

Three separate buildings each of 9200sqft (855sqms) are arranged on the site with possible access for occupiers for fit-out purposes by the end of the year.


An early commitment by occupiers may even allow them to influence layout and finishes.

The units are designed to allow

maximum flexibility of layout with open plan floorplans set round a central service core.

The buildings will incorporate three pipe VRV comfort cooling and heating, raised access floors and ample car parking set in a landscaped environment.

This exciting development is being marketed by joint agents, Mark Jenkinson and Son and Fernie Greaves from whom further details and terms may be obtained.

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Richard Gale - 0113 2355224 richard.gale@kingsturge.com
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