

TO LET
New Retail / Leisure / Food & Beverage Unit



LOADING ONLY

KEY FACTS

**PART OF THE
HEART OF THE CITY &
£480 MILLION
REGENERATION PROJECT**

**24,000 INDIVIDUALS
LIVING IN CITY CENTRE
GROWING YEAR ON YEAR**

**1.5 Million Square Feet
of mixed use development
New & Repurposed Buildings**

Homes, Work Space,
Leisure, Culture, Shop,
Restaurants, Cafés, Bars, Hotels

SHEFFIELD

UK's 4th largest city

62,000 university students
including **10,100** international students*

* Sheffield Hallam Uni

CATCHMENT
1.4M **INDIVIDUALS**

HOME TO
600,000
INDIVIDUALS

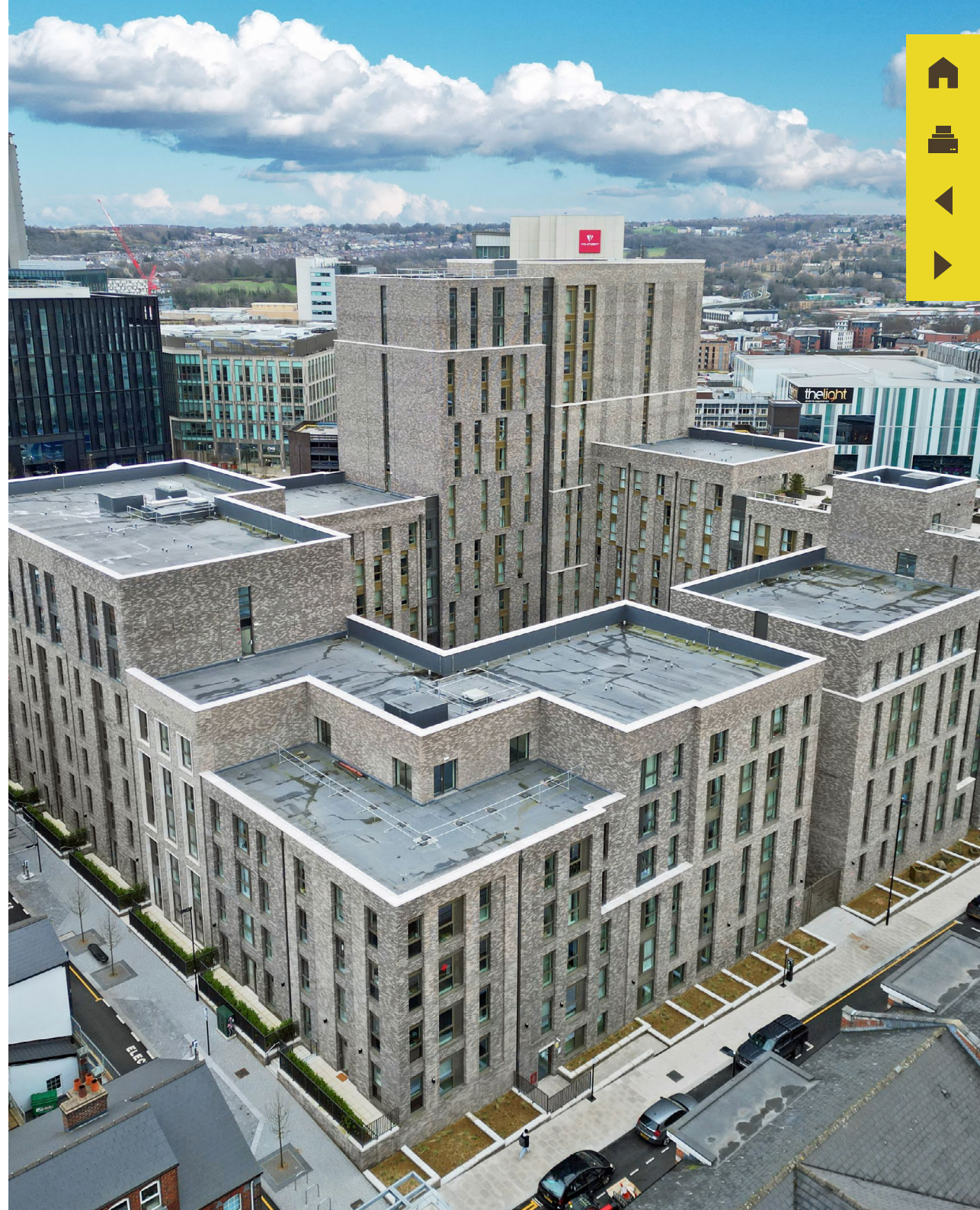
Metropolitan Population
1.56m

17m
*individuals
visiting
each year*



KANGAROO WORKS

- Highly Desirable Mixed Use Development
- **365 dwellings** with a mix of 1, 2 & 3 bed BTR apartments
- Tesco Express already trading
- Popin and gym opening shortly
- 1 retail unit remaining
1,184 sq ft
- Immediate occupation



KANGAROO WORKS

FLOOR PLANS



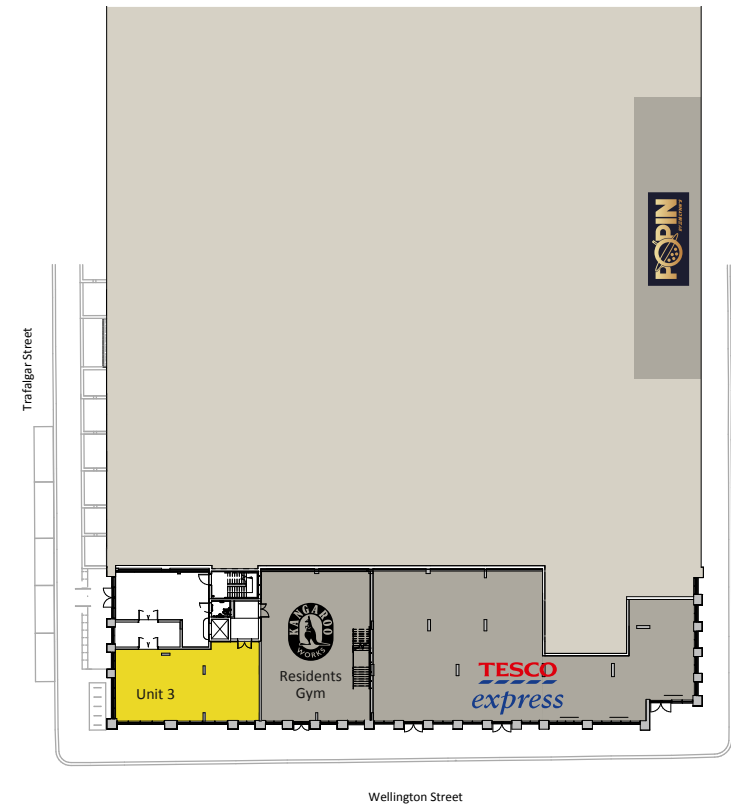
Units 1 & 2
Unit 3
Units 4 & 5

TESCO
express

1,184 sq ft

FOPIN
PROPERTY

Asian Bakery



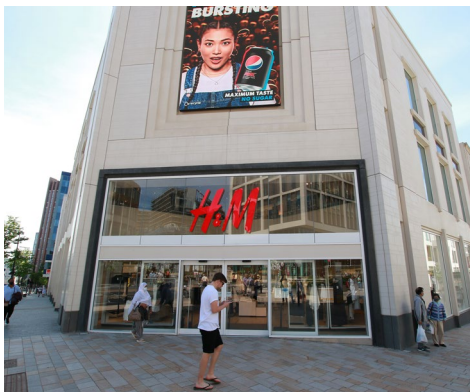
BUILDING A COMMUNITY

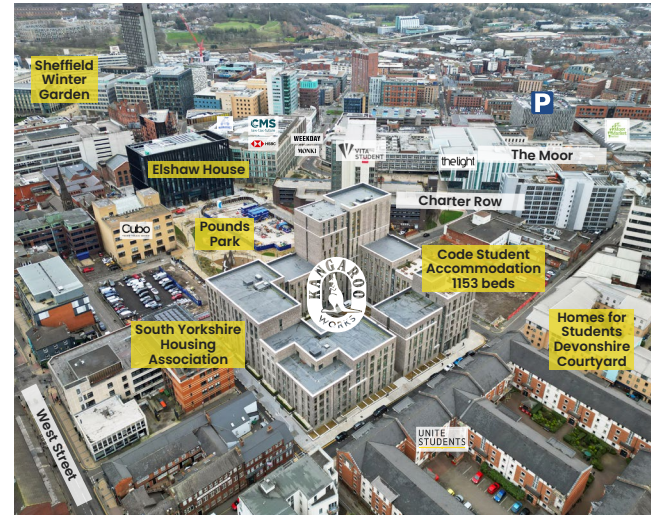
HEART OF THE CITY 2

- A Breath taking regeneration project truly **breathing life** back into Sheffield City Centre.
- In excess of **£½ Billion investment**.
- **1.5 million Sq Ft** of uniquely designed and repurposed buildings.
- **Unique highly desirable environment** to live work and play
- **Eclectic mix** of aspirational local, regional and national **retail and leisure** brands including:



LEAH'S
YARD





KANGAROO WORKS

LOCATION



Unite Students Westhill Hall

Map of Unit 3 showing commercial units: Residents Gym, TESCO express, and FOPIN.

Homes For Students Devonshire Courtyard

Code Student Accommodation 1,153 Beds

Main site plan showing buildings: Carlisle House, Cubo (38 Carver St), Pound's Park, Stirrings Place, Elshaw House, Coalpit Yard, Bethel Chapel, Cambridge Street Collective, New Food Hall, The Gaumont, Radisson, Burgess House, 52 Apartments & 4 Townhouses, Lygonark House, Abbot House, Isacs Building, Grosvenor House, WEEKDAY MONKI, MARMADUKES, HSBC, C/M'S/ Law, Tax, Charter Square, Telephone House, VITA STUDENT (366 rooms), FURNACE, and Cutler's Corner. Parking spaces: 412 Spaces, 449 Spaces.

Peace Gardens

- Key**
- Kangaroo Works
 - Commercial units
 - Heart of the City Development

For visual purposes only

the light cinema

THE MOOR
H&M
RIVER ISLAND

City Hall

Orchard Square

FARGO

Peace Gardens

GET IN TOUCH

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MISDESCRIPTIONS ACT 1967 AND PROPERTY MISDESCRIPTIONS ACT 1991
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