



**CITU**

Leisure opportunities at

# Kelham Central

Kelham Central, Kelham Island, Alma Street, Sheffield, S3 8SA



# Available to let

Unique retail and leisure spaces built for your business.

Kelham Central is an additional development to Little Kelham Island, a successful and established zero carbon residential community. The new development will provide a further two commercial units available To Let for businesses. Please find further details outlined below.

## Unit 3F

Unit 3F is a smaller unit situated in the centre of Kelham Central.

**Size:** 525 sq ft NIA

**Rent:** £11,500 pa exclusive

**Rates:** The rateable value will be assessed once a tenant has fitted out the premises. Please confirm with the local planning authority for further information.

**Service Charge:** Provided upon request.

**Insurance:** Included within the service charge budget.

**Deposit:** May be required subject to covenant checks.

**Planning:** The unit has approval for an A3 use class (permitting a restaurant / cafe)

**Trading Hours:** The planning permission permits trading hours until 10pm Monday – Friday, 11pm Saturdays and 9pm Sundays.

\*The service charge payable contributes to the upkeep of the external building and wider development. A breakdown of costs associated can be provided to interested parties upon request.



### Commercial space overview

Iconic location surrounded by vibrant businesses

Excellent transport links

Prominent, accessible location

Outside space at the front with potential for external seating

Situated in the heart of Kelham Island, named the UK's greatest neighbourhood 2018 by the Academy of Urbanism Awards

# Available to let

## Unit 3D

Unit 3D is the larger unit with an elevation facing onto the pedestrianised area of Alma Street .

**Size:** 2,054 sq ft NIA (single ground floor level)

**Rent:** £40,000 pa exclusive

**Rates:** The rateable value will be assessed once a tenant has fitted out the premises. Please confirm with the local planning authority for further information.

**Service Charge:** Provided upon request.

**Insurance:** Included within the service charge budget.

**Deposit:** May be required subject to covenant checks.

**Planning:** The units original approval permitted A3/A4,A1 & B1 uses however an amended approval is yet to be confirmed. There will be conditions that will require satisfaction for a Food & Beverage use including acoustic performance and extractor systems for a commercial kitchen.

**Trading Hours:** The planning permission permits trading hours until 10pm Monday - Friday, 11pm Saturdays and 9pm Sundays.

\*The service charge payable contributes to the upkeep of the external building and wider development. A breakdown of costs associated can be provided to interested parties upon request.



### Commercial space overview

Iconic location surrounded by vibrant businesses

Excellent transport links

Prominent, accessible location

Outside space at the front with potential for external seating

Situated in the heart of Kelham Island, named the UK's greatest neighbourhood 2018 by the Academy of Urbanism Awards

# The perfect setting for your business.

Kelham Island is Sheffield's creative quarter, steeped in history, and home to a wide range of businesses. Kelham Central and Little Kelham are at the heart, with a captive audience, it's the perfect place for your business venture.

## Incredible Heritage

This manmade island was formed in the 1100s, when a stream was diverted to power a nearby mill. However, as industrial activity has moved on, the area has undergone a significant transformation in recent years and quietly become one of the most exciting parts of the city.

## Plenty of amenities

Kelham Island has it all – independent cafes, a wide range of award-winning restaurants, an ale trail's worth of quality pubs, and the Kelham Island Museum, all on your doorstep, driving constant footfall to the area. Little Kelham which is across from Kelham Central, hosts the Salt Brewery and Domo, but the vibrant scene stretches beyond. The wider area is home to Peddler Market, Cutlery Works, Church – Temple of Fun and many more destinations. With such fantastic places right on your doorstep, you'll be in great company.

## Eagle Works

Within Kelham Island sits Eagle Works, an office building restored back to its former glory. It is home to a host of local businesses where over 80 people work.



# Making your business sustainable

Every Citu Commercial space is built to help you and your team reduce your carbon footprint.



1

## Renewably Powered

The electricity for your business will come from 100% renewable sources – so you can do what you do best while reducing your carbon footprint.

2

## On Site Solar Energy

Solar panels have been installed at Kelham Central – enough to power 2,200 LED light bulbs all year round. This energy is shared across the whole development.

3

## Biomass Heating

The commercial spaces are heated by sustainably sourced biomass, keeping you warm with a low-carbon heat source.

4

## Smart Technology

Your space is controlled by the Actuate app, which lets you track electricity, heating and water usage on the go, saving your business energy and money.

5

## Sustainable Transport

With the Supertram, train station and bus routes close by, it's easy to get to Little Kelham without a car – great for your customers, and great for the planet – plus bike racks are available for cyclist commuters.

# The Location

Kelham Central is super connected to sheffield's public transport system, with buses and trams right on your doorstep. The City's train station is just a short walk away, so it's easy for you and your customers to ditch the car and save the planet one step at a time.

## Nearby

Sheffield Train station:	20 minute walk
Sheffield City Centre:	18 minute walk
Domo	1 minute walk
The Depot:	8 minute walk
Peddler Market:	5 minute walk
Jöro:	2 minute walk
Sheffield Hallam University:	18 minute walk
The Gym:	3 minute walk
Sheffield University:	10 minute walk
Capitol Students Accommodation Central Quay	1 minute

## Your customer base

1,400,000 catchment population

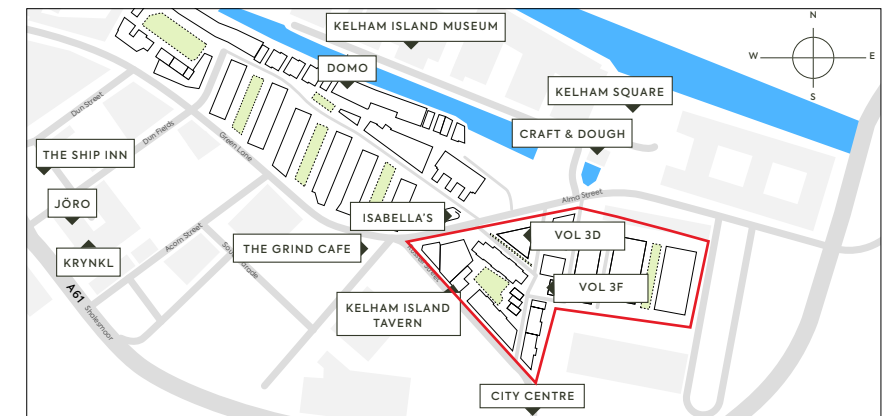
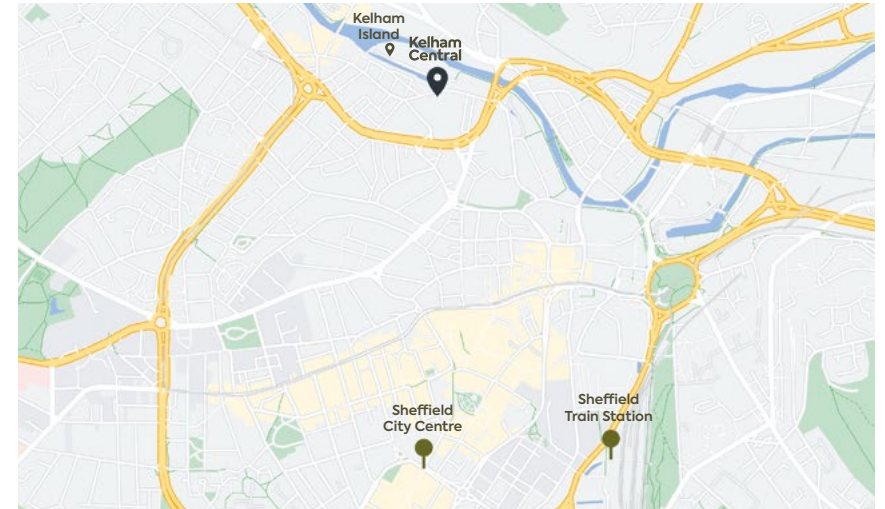
920,250 workforce catchment

Two large universities, home to over 63,000 students

Ranked number 7 in the best places to start and grow a business in the UK (Start-ups city index)

Based in the heart of Kelham Central, an existing sustainable housing development with plans for 150+ homes and mixed use spaces.

Capitol Students Central Quay accommodation is home to over 900 students flats located on Kelham Centrals doorstep.





ESPRESSO

COUNTRY

RWANDA

ORIGIN / FARM

RUGALI

PROCESS

NATURAL

FILTER NO 1

COUNTRY

NIAMA

ORIGIN / FARM

HIRTSMANN GEISHA

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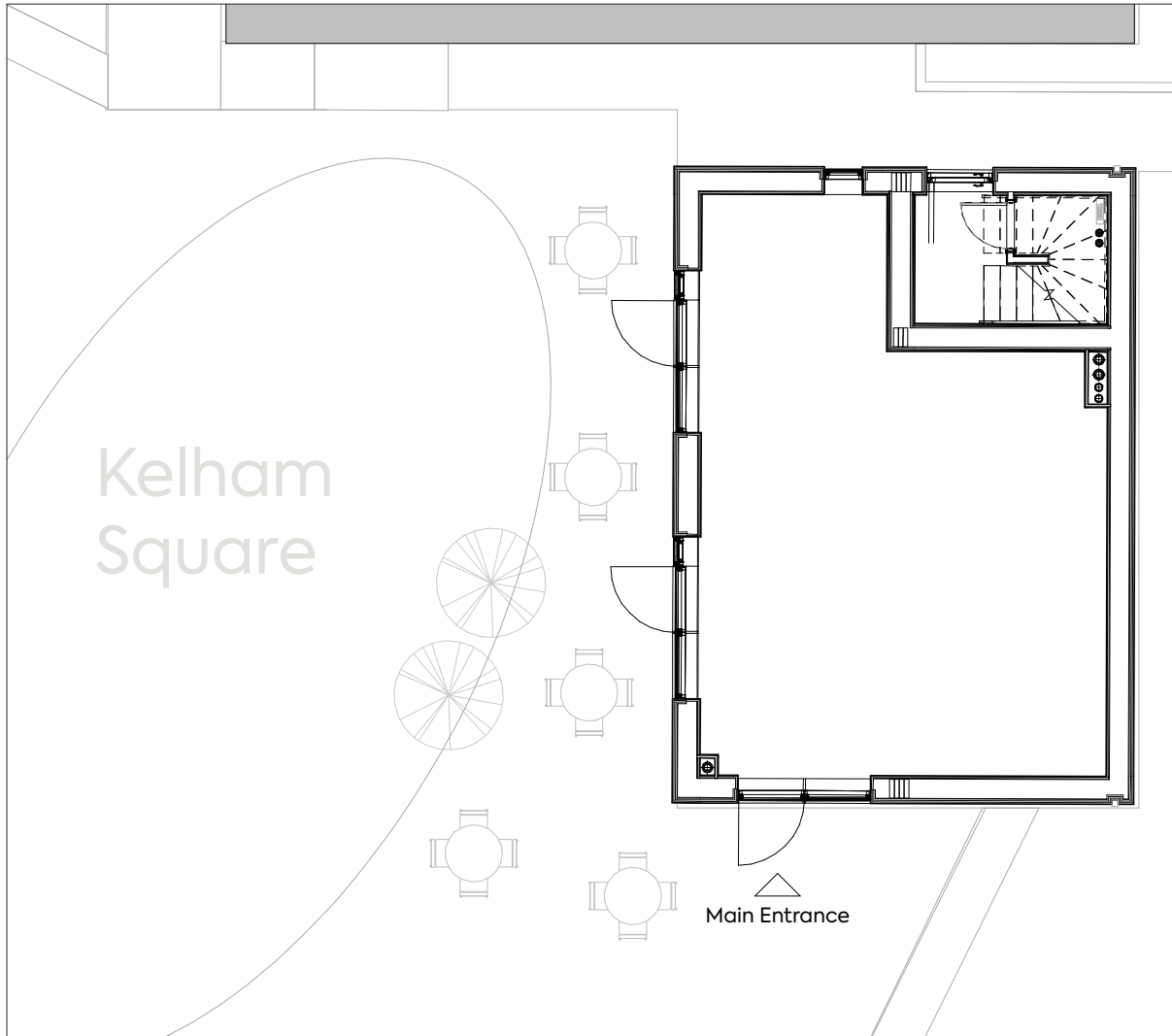
SYNESSO

SEASONAL BLEND

# Vol 3F

## Island Passage, Sheffield

Please find below a shell floor plan and indicative outside seating potential:



### EPC:

The unit will be handed over with a shell predicted EPC and the tenant will be expected to comply with this rating. The unit will then need a second assessment once the tenant has completed their fit out.

### RATING:

The unit will be assessed post cat A fit-out.

### VAT:

If applicable, VAT is to be paid at the prevailing rate.

## At a glance

### GROUND FLOOR SPACE

525 Sq Ft

Iconic location surrounded by vibrant businesses

Excellent transport links in a prominent, accessible location

Outside seating opportunities

Unit facing a landscaped courtyard

Surrounded by residential houses and flats

Further residential developments are planned for the future

Central location within Kelham Island

**Well suited to a bakery, cafe, or small retail outlet (wine shop / small grocery store).**

## Specifications

Single level ground floor unit with a single point of entrance

Unit will be handed over in a shell and core condition

Full height glazed windows on the front elevation

Capped off services will be provided including water, waste and electricity

No gas supply part of the scheme - heating is all electric

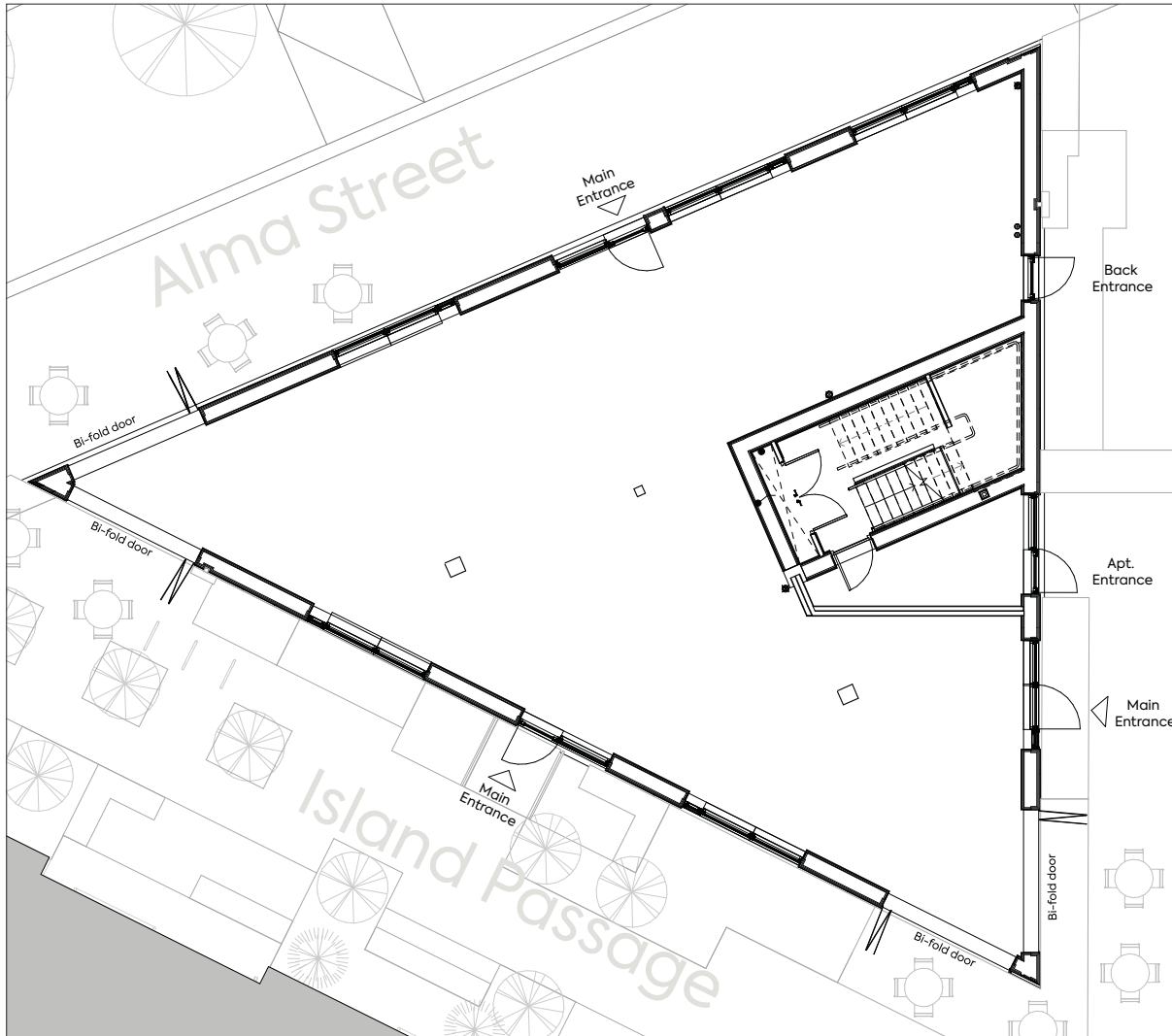




# Unit 3D

## Island Passage, Sheffield

Please find below and indicative space plan for Unit 3D for a restaurant or bar use.



### EPC:

The unit will be handed over with a shell predicted EPC and the tenant will be expected to comply with this rating. The unit will then need a second assessment once the tenant has completed their fit out.

### RATING:

The unit will be assessed post tenant fit out

### VAT:

If applicable, VAT is to be paid at the prevailing rate.

## At a glance

### GROUND FLOOR SPACE

2,054 Sq Ft

Iconic location surrounded by vibrant businesses

Excellent transport links in a prominent, accessible location

Outside space around the elevations with potential for external seating

Surrounded by residential houses and flats

Further residential developments planned for the future

Central location within Kelham Island

A newly pedestrianised area which has the ability to provide scope for events

**Well suited for a restaurant/bar use given size and specification**

## Specifications

Ground floor single level unit

Unit will be handed over in a shell and core condition

Capped off services will be provided including water, waste and electricity

Access provided to internal riser for commercial extract

No gas supply part of the scheme - heating is all electric

Glass elevations wrap the unit

Bi-fold doors open up on to outside seating area

Outside seating potential wrapping around the building

# Get in touch

Give your business a sustainable future with a base in Kelham Central.  
Units are currently under construction, ready to occupy Q3-Q4 2023

Terms: The units are available on a new Full Repairing and Insuring leases, subject to a service charge, on new terms to be agreed between parties. Service charge information will be made available to interested parties.

**For more information and to book a viewing please contact joint agents.**

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Misrepresentations Act:  
Details prepared January 2023

**Subject to Contract**

(1) The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.

(2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

