

84

**Queen Street.**

Sheffield

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Studios, one and two-bed apartments  
Truly uniquely captivating design



ETC.

56 Bank Street

56 Bank Street

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## About One Heritage

One Heritage started property development in the UK in 2015 and was listed on the London Stock Exchange in December 2020 trading as One Heritage Group PLC. However, the Company can trace its roots back to 2012, when the first One Heritage office was opened in Hong Kong. Over subsequent years the Company has opened multiple offices at strategic locations in Mainland China, the UK and latterly Singapore. Today the group has 10 offices and employs over 250 staff across the UK, Singapore, China and Hong Kong with intentions to grow its operations into other markets such as Japan. Originally a wealth management company, One Heritage has undertaken controlled year on year growth and now operates a regulated trust company in Hong Kong, one of 140 registered companies in the region.

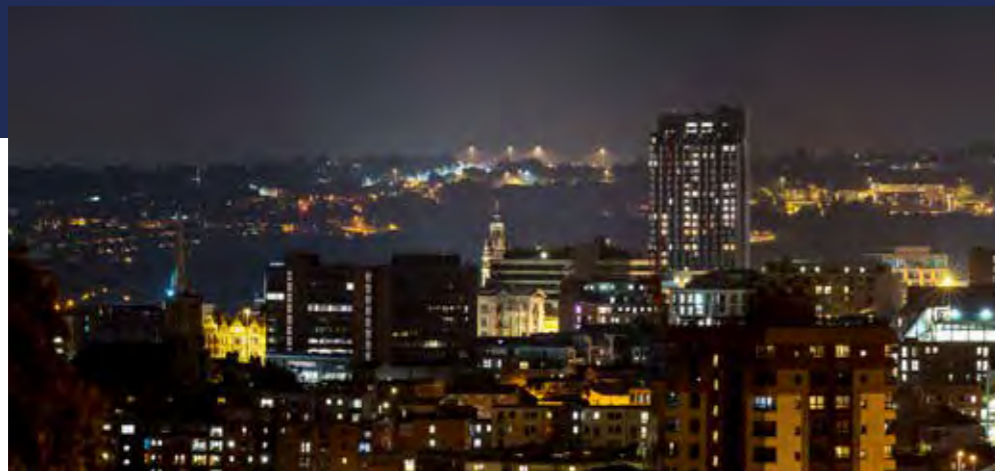
The UK arm of the Company was established in 2015 and has undertaken schemes across Cheshire and Greater Manchester.

Whilst One Heritage is already an established brand in Hong Kong, the Company intends to further strengthen their brand name in the mid-tier city residential housing market in the UK. One Heritage's flagship development is the market leading One Heritage Tower, a 55-storey tower in central Manchester (the 2nd tallest outside London). The project has already received considerable media profile and will become a market leading 5\* development and landmark in the city of Manchester.





# Sheffield



## Sheffield

Located in the heart of Yorkshire's second largest City, and the third largest English district in terms of UK population, sits the former commercial building on Queen Street. Situated in the Cathedral District, formally the traditional business core which has recently seen a transformation into residential use, the Queen Street development benefits from the prime shopping areas of Fargate and excellent transport links.

Sheffield's ever-growing young population is largely responsible for breathing life into the City, not only environmentally with the evolving clean air policies, but into diversity, culture and energy transforming the City.

With a keen eye for opportunity and a passion for redeveloping, One Heritage Group PLC have a vision to execute the refurbishment and re-modification of the previously average commercial building into a modern, vibrant town centre living space.



## Sheffield Economics

Primarily known for steel, the City played a key role in the industrial revolution having developed many significant inventions and technologies. In the 19th century, the City saw a huge expansion of its traditional cutlery trade, when stainless steel and crucible steel were developed locally, fuelling an almost tenfold increase in the population.

The 21st century has seen the redevelopment of Sheffield into a dynamic hotspot for investment with global businesses such as McLaren, Boeing, Rolls Royce and Amazon among the many international companies which have seen the benefits of locating at the heart of Sheffield's super-connected and growing economy.

The strategic economic plan published by Sheffield City Council in 2020 highlights the economic vision and sets out the plan to achieve an extra £7.6bn GVA by 2040, with an astonishing £1.1bn per year invested in research and development increasing from £323mil in 2020.

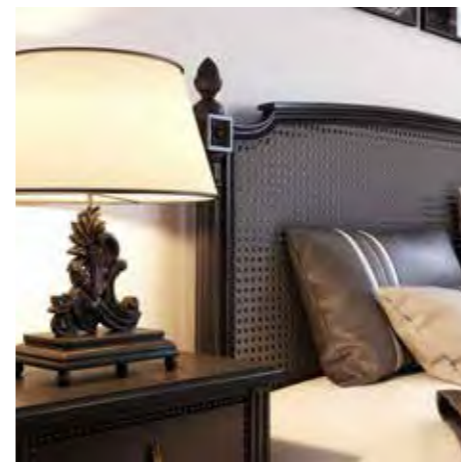
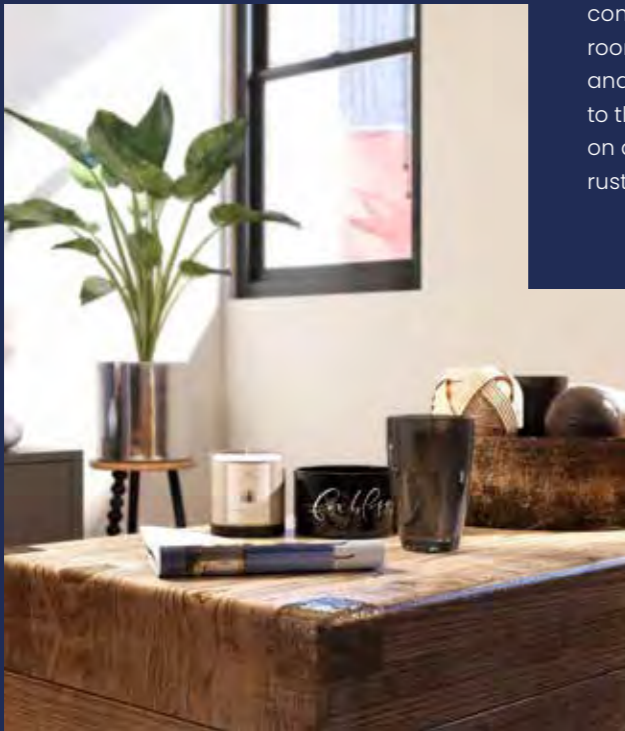
The student demographic contributes significantly to the Cities economy through supporting local businesses, creating new jobs, and attracting people and organisations into the area. With two popular City campus Universities, Sheffield is a true student City home to over 60,000 students, creating and supporting 20,000 jobs and ultimately generating over £1bn for the City through Gross Value Added (GVA). With an above average student retention rate post graduation of 42%, Sheffield can expect to see this growth increasing annually alongside the ever-expanding young population.

Amongst many sectors, Sheffield boasts an extremely active and energetic legal scene, being the second largest legal hub in Yorkshire.

## The Property

The Queen Street development incorporates a modern combination of a central location and a high specification design to create a desirable living space across the increasingly young population of Sheffield. The former commercial building previously had separate planning permissions granted for student accommodation and a residential scheme, further justifying the location as a prime residential area.

In line with the city's movement towards a healthier population, the development provides ample bike storage exclusively for the building's residents. The development comprises 58 apartments with a modern mix of one-bedroom studios, one-bedroom and two-bedroom apartments and the refurbishment has been carefully designed to cater to the desires of the younger population, placing emphasis on a modern design with an artificial living wall and bronze, rustic features.



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# 84

## Bathroom

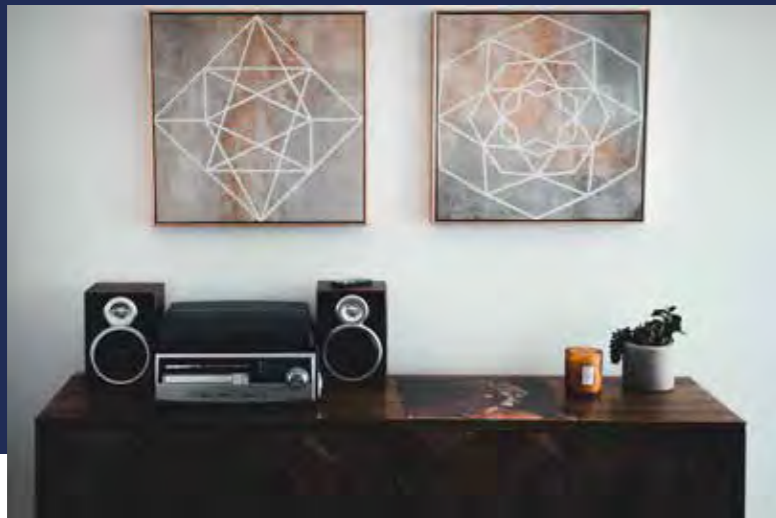
With comfort and quality at the heart of our design, the bathrooms are glossed with an essence of modern luxury. Bright and light with cutting-edge features, the bathrooms are finished to a state-of-the-art design optimizing their every potential. Marble effect tiling and moisture resistant tongue grooved panels work together to create a relaxing space of comfort and luxury.



## Apartments

Our studios, one and two-bed apartments of a truly uniquely captivating design offer superb accommodation.

Bright, light and pristine, the apartments optimise the space and features of the former commercial building providing a tasteful space. Featured Oak effect Amtico flooring finishes throughout with modern intricate tiling and touched with an essence of luxury.





## The Location

The Queen Street development sits conveniently within the super-connected City of Sheffield which is the centre to a web of networks carrying in, out and around the City. The network on the doorstep of the development is made up by Sheffield's Supertram, expansive bus lines, national train lines and motorways, providing almost instant access to the city's hotspots and beyond. The Supertram spans to an impressive 48 stops with an average frequency of 12-minutes.

Residents of the Queen Street development will benefit from prime shopping with the likes of John Lewis, Marks and Spencer, H&M and Tesco within walking distance. This is not to mention Sheffield's shopping hotspot Meadowhall Shopping Centre which is just a 15-minute drive away.


Sheffield is a city for foodies, with a diverse array of food reflecting a multitude of cultures. Within the city proudly sits 5 Michelin Guide recommended restaurants.

With a thriving Asian community, Sheffield is home to many Chinese restaurants and supermarkets. The city's hospitality scene is heavily influenced by the dynamics of the multicultural, vibrant population it is largely made up of. With over 60,000 students and an impressive 42% student retention rate, the city's character has evolved into a spectacular mix of modern and traditional culture which is reflected within all of its assets.

Home to the infamous O2 Academy, Sheffield has a vibrant music scene flooded with popular clubs and bars fuelling the energetic night life.



 84 Queen Street, Sheffield

 Train Station

 City Tram Stops

### Eating Out

- 1 Marmadukes
- 2 Marco's New York Italian
- 3 Crucible Corner
- 4 Couch Café
- 5 Urban Deli
- 6 Café Rouge
- 7 Kelham Island Tavern
- 8 The Grind Café
- 9 The Riverside
- 10 Craft & Draft

### Nightlife

- 11 Code
- 12 Plug
- 13 Corporation
- 14 The Viper Rooms
- 15 The Leadmill
- 16 Flares & Reflex

### Culture

- 17 O2 Academy
- 18 The Crucible Theatre
- 19 The Lyceum Theatre
- 20 Sheffield Library Theatre
- 21 Sheffield Institute of Arts Gallery
- 22 Graves Gallery
- 23 Millenium Gallery
- 24 Light Cinema

### Shopping

- 25 Marks & Spencer
- 26 John Lewis
- 27 Waterstones
- 28 H&M
- 29 Co-op
- 30 Tesco Express

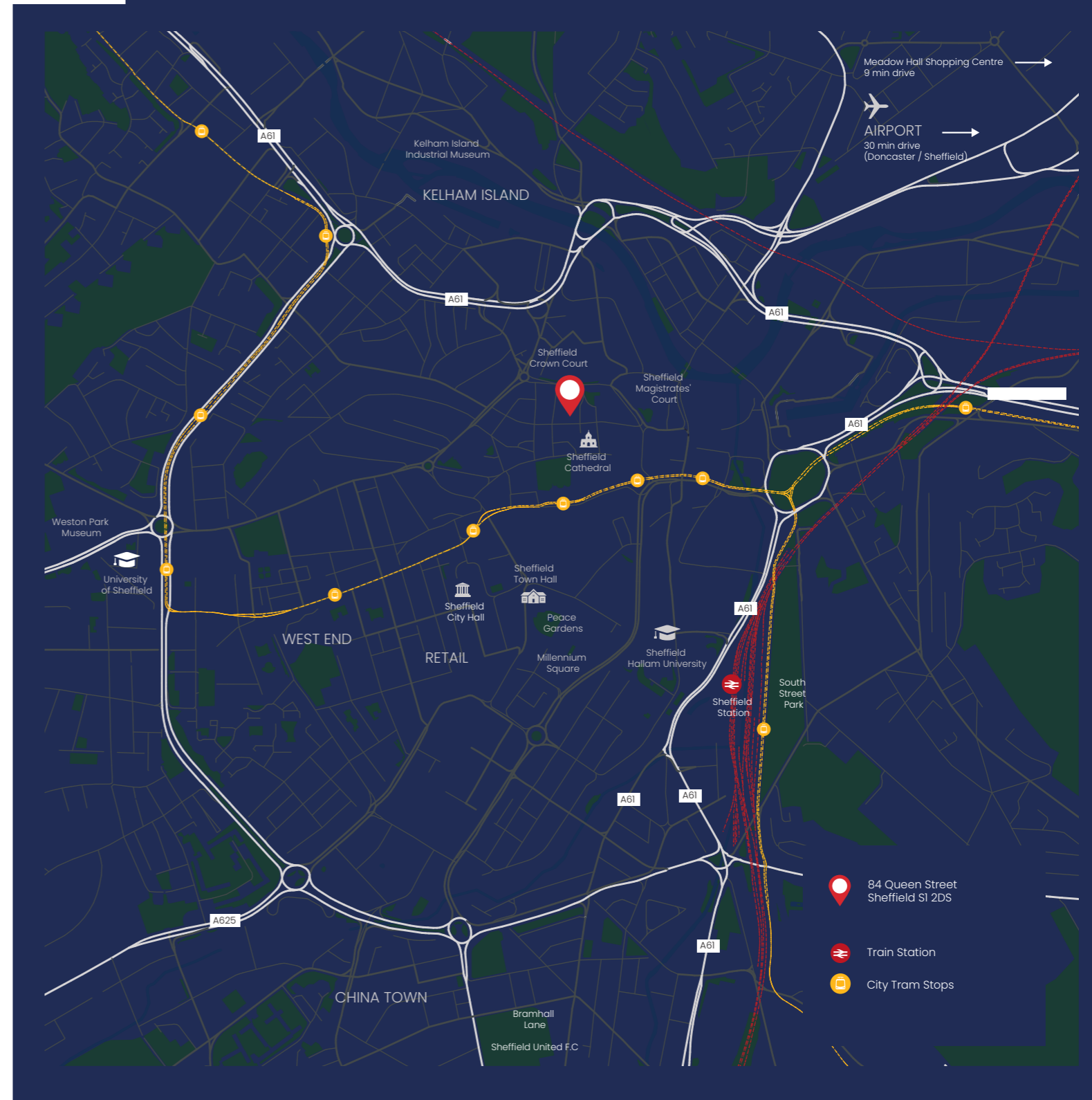
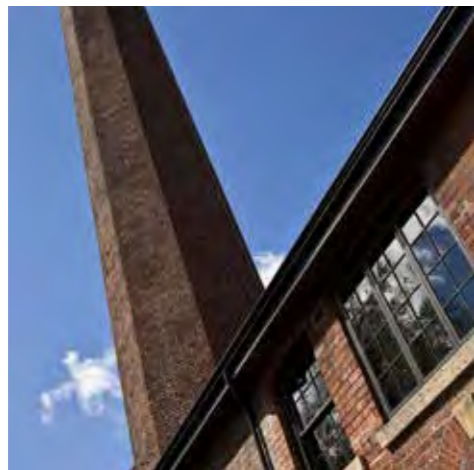
### To Stay

- 31 Hilton Hotel
- 32 Premier Inn



## Proximity to Kelham Island

Once Sheffield's run-down industrial quarter, Kelham Island is now deemed the coolest area to live, work and socialise in the City. This hip attraction is adjacent to the development and provides a quirky combination of living and eating quarters with The Steel Museum giving a touch of history. Filled with edgy bars and restaurants, Kelham Island continues to be a popular place to visit amongst young professionals.





## Summary

- 7 stories
- 58 apartments
- One Bedroom (19)
- One Bedroom Studios (22)
- Two Bedroom (17)
- Title – Long Leasehold
- Former commercial building
- Bike storage
- Construction Start Q3 2021
- Estimated Completion Q1 2023

# 84





## Specification

### Common Areas

- Multiple communal entrances
- Modern stylish design to entrances
- 2 lifts

### Bathrooms

- High quality white three-piece suite with chrome fittings
- Chrome heated towel rail
- Ceramic part tiled walls and flooring
- Shaker panelled feature wall

### Finishes

- Vinyl timber flooring to apartments
- Luxurious carpet to bedrooms
- Chrome finished sockets and light switches throughout
- Electric wall mounted panel radiators

### Kitchen

- Bespoke modern custom designed kitchens
- Tiled splashback
- Fully integrated appliances including:
  - Dishwasher
  - Fridge freezer
  - Oven
  - Electric hob
  - Washer / dryer

### Technology

- Video Intercom Entry System linked to your mobile
- Philips Hue Smart Wireless Lights in the living room
- Energy efficient recessed downlights
- USB and USB-C TV sockets in living room and bedrooms
- Wall mounted electric radiators

### Security

- Video intercom entry system linked to your mobile
- CCTV
- Secure Post Boxes

### Bike Storage

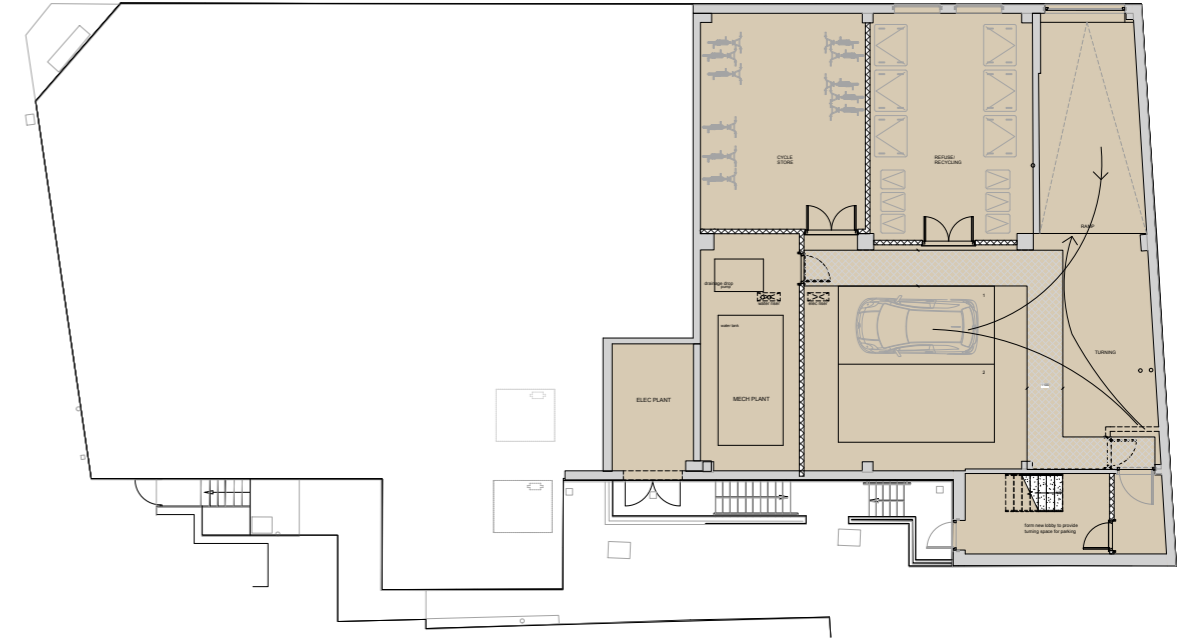
- On-site secure bike storage

## Accommodation Schedule

UNITS	BEDS	FLOOR	SIZE SQ M	SIZE SQ FT	ASPECT	TYPE	FLOOR TO CEILING HEIGHT
Apt 1	1B (studio)	Ground	30.0	322.9	E/S	L	2.4m (min)
Apt 2	1B (studio)	Ground	24.9	268.0	S	P	2.4m (min)
Apt 3	2B	Ground	67.5	726.6	SW	M	2.4m (min)
Apt 4	1B (studio)	Ground	32.7	352.0	W	D	2.4m (min)
Apt 5	1B (studio)	Ground	32.6	350.9	W	D	2.4m (min)
Apt 6	2B	Ground	69.7	750.2	N	E	2.4m (min)
Apt 7	2B	Ground	59.8	643.7	N/E	F	2.4m (min)
Apt 8	1B	Ground	44.7	481.1	E	G	2.4m (min)

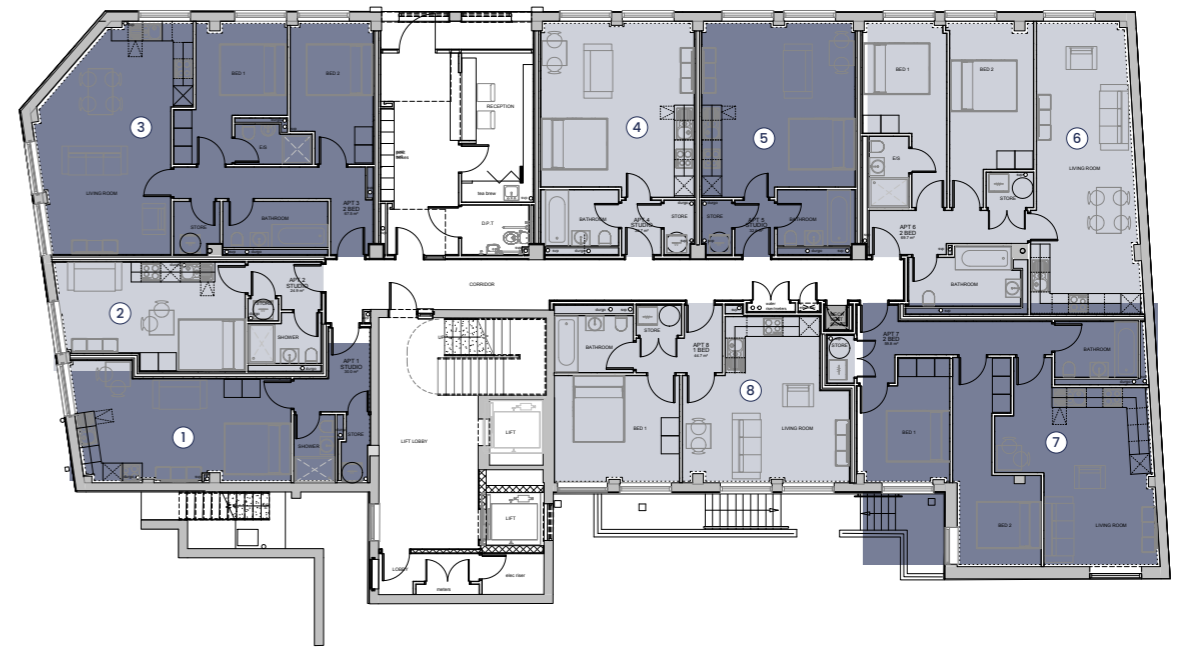
## Basement

Cycle Store / Recycling



## Ground Floor

Apartments 1-8

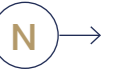


## Accommodation Schedule

UNITS	BEDS	FLOOR	SIZE SQ M	SIZE SQ FT	ASPECT	TYPE	FLOOR TO CEILING HEIGHT
Apt 9	1B	First	49	527.4	E/S	A	2.4m (min)
Apt 10	2B	First	63.7	685.7	NW	B	2.4m (min)
Apt 11	1B	First	44.8	482.2	W	C	2.4m (min)
Apt 12	1B (studio)	First	32.7	352.0	W	D	2.4m (min)
Apt 13	1B (studio)	First	32.6	350.9	W	D	2.4m (min)
Apt 14	2B	First	69.7	750.2	W/N	E	2.4m (min)
Apt 15	2B	First	59.8	643.7	N/E	F	2.4m (min)
Apt 16	1B	First	44.7	481.1	E	G	2.4m (min)
Apt 17	1B	Second	49	527.4	E/S	A	2.4m (min)
Apt 18	2B	Second	67.4	725.5	S/W	B	2.4m (min)
Apt 19	1B	Second	44.8	482.2	W	C	2.4m (min)
Apt 20	1B (studio)	Second	32.7	352.0	W	D	2.4m (min)
Apt 21	1B (studio)	Second	32.6	350.9	W	D	2.4m (min)
Apt 22	2B	Second	69.7	750.2	W/N	E	2.4m (min)
Apt 23	2B	Second	59.8	643.7	N/E	F	2.4m (min)
Apt 24	1B	Second	44.7	481.1	E	G	2.4m (min)

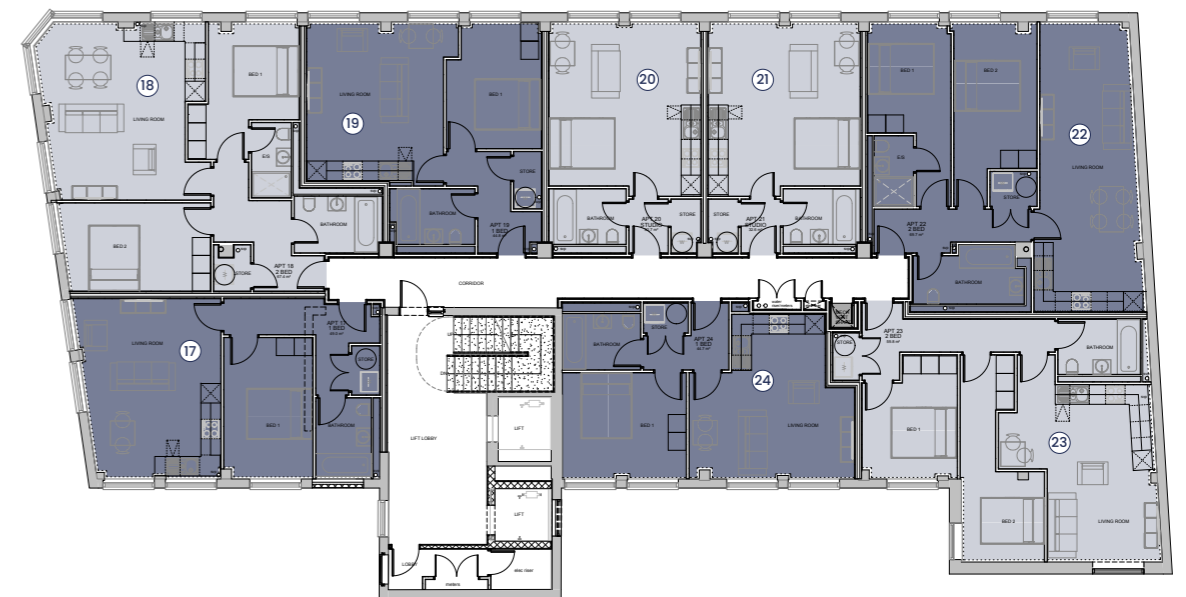
## First Floor

Apartments 9-16



## Second Floor

Apartments 17-24



## Accommodation Schedule

UNITS	BEDS	FLOOR	SIZE SQ M	SIZE SQ FT	ASPECT	TYPE	FLOOR TO CEILING HEIGHT
Apt 25	1B	Third	49	527.4	E/S	A	2.4m (min)
Apt 26	2B	Third	67.4	725.5	S/W	B	2.4m (min)
Apt 27	1B	Third	44.8	482.2	W	C	2.4m (min)
Apt 28	1B (studio)	Third	32.7	352.0	W	D	2.4m (min)
Apt 29	1B (studio)	Third	32.6	350.9	W	D	2.4m (min)
Apt 30	2B	Third	69.7	750.2	W/N	E	2.4m (min)
Apt 31	2B	Third	59.8	643.7	N/E	F	2.4m (min)
Apt 32	1B	Third	44.7	481.1	E	G	2.4m (min)
Apt 33	1B	Fourth	49	527.4	E/S	A	2.4m (min)
Apt 34	2B	Fourth	67.4	725.5	S/W	B	2.4m (min)
Apt 35	1B	Fourth	44.8	482.2	W	C	2.4m (min)
Apt 36	1B (studio)	Fourth	32.7	352.0	W	D	2.4m (min)
Apt 37	1B (studio)	Fourth	32.6	350.9	W	D	2.4m (min)
Apt 38	2B	Fourth	69.7	750.2	W/N	E	2.4m (min)
Apt 39	2B	Fourth	59.8	643.7	N/E	F	2.4m (min)
Apt 40	1B	Fourth	44.7	481.1	E	G	2.4m (min)

## Third Floor

Apartments 25-32



## Fourth Floor

Apartments 33-40



## Accommodation Schedule

UNITS	BEDS	FLOOR	SIZE SQ M	SIZE SQ FT	ASPECT	TYPE	FLOOR TO CEILING HEIGHT
Apt 41	1B	5	42.4	456.4	S	H	2.4m (min)
Apt 42	1B	5	40.2	432.7	S/W	I	2.4m (min)
Apt 43	1B (studio)	5	23.3	250.8	W	J	2.4m (min)
Apt 44	1B (studio)	5	23.3	250.8	W	J	2.4m (min)
Apt 45	1B (studio)	5	23.3	250.8	W	J	2.4m (min)
Apt 46	1B (studio)	5	23	247.6	W	J	2.4m (min)
Apt 47	1B (studio)	5	28.9	311.1	W/N	K	2.4m (min)
Apt 48	2B	5	59.9	644.8	N/E	F	2.4m (min)
Apt 49	1B	5	44.8	482.2	E	G	2.4m (min)
Apt 50	1B	6	42.4	456.4	S	Q	2.4m (min)
Apt 51	1B	6	40.2	432.7	S/W	I	2.4m (min)
Apt 52	1B (studio)	6	23.3	250.8	W	J	2.4m (min)
Apt 53	1B (studio)	5	23.3	250.8	W	J	2.4m (min)
Apt 54	1B (studio)	6	23.3	250.8	W	J	2.4m (min)
Apt 55	1B (studio)	6	23	247.6	W	J	2.4m (min)
Apt 56	1B (studio)	6	28.9	311.1	W/N	K	2.4m (min)
Apt 57	2B	6	59.9	644.8	N/E	F	2.4m (min)
Apt 58	1B	6	44.8	482.2	E	G	2.4m (min)

## Fifth Floor

Apartments 41-49



## Sixth Floor

Apartments 50-58





# Type A

1 Bed



# Type C

1 Bed



# Type B

2 Bed



# Type D

1 Bed Studio



# Type E

2 Bed



# Type G

1 Bed



# Type F

2 Bed



# Type H

1 Bed



# Type I

1 Bed



# Type K

1 Bed Studio



# Type J

1 Bed Studio



# Type L

1 Bed Studio



# Type M

2 Bed



# Type P

1 Bed Studio



# Type Q

1 Bed



# Sale Contact



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