API GLOBAL

WHARFSIDE

SHEFFIELD

SHEFFIELD · S4 7YB

WHY SHEFFIELD



£15.7Bn
City Economy

58K+
University Students

#6
Largest UK City

£2.01Bn
Visitor Economy

18.7M
Annual Visitors

16K+
Tourism-Supported Jobs

579K+
Population

18.7%
Private Rented Households

31%
Graduate Retention

02
Major Universities

17K+
Registered Businesses

65.6%
Aged 16-64

95%
Graduates in Work or Study

2h1m
Direct train to London

SHEFFIELD AT A GLANCE

Sources: Office for National Statistics (ONS, mid-2025 population via The Star), Nomis Labour Market Statistics, Sheffield City Council, South Yorkshire Mayoral Combined Authority (SYMCA), Heart of Sheffield, HESA 2024/25, Graduate Outcomes Survey (HESA), Visit Sheffield, Welcome to Sheffield and Knight Frank/UCAS (2024). Figures based on the latest available data (2021–2026).

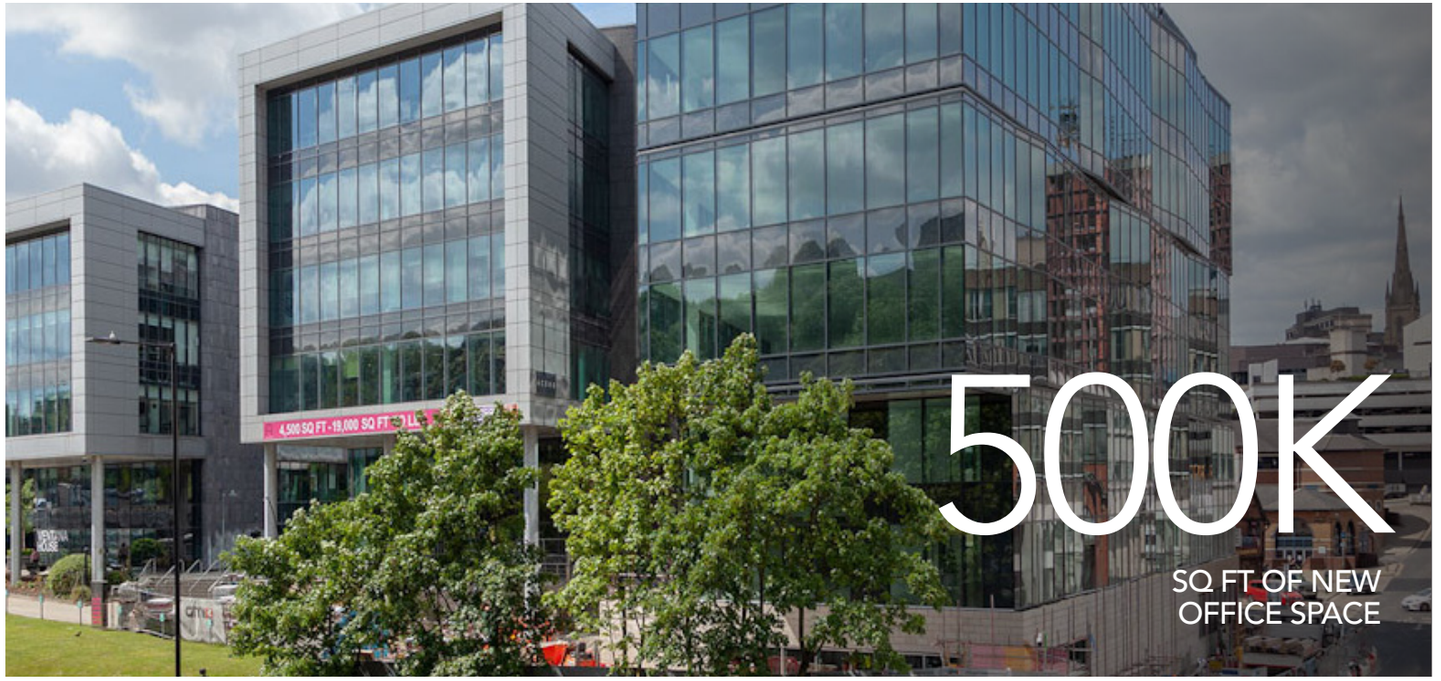
Sheffield City Centre



Industrial Heritage. Modern City Living.

Once the heart of Britain's steel industry, Sheffield has evolved into a vibrant city combining historic character with modern urban living. Independent restaurants, cultural attractions and thriving business districts contribute to its growing appeal.

With significant regeneration transforming the city centre, Sheffield is creating new residential neighbourhoods, improved public spaces and waterfront destinations, strengthening its position as an attractive place to live, work and invest.







LIFE IN SHEFFIELD

The Outdoor City. A Cultural Capital.



Victoria Quays.

About 3 minutes walk

- The 1819 canal basin, with four listed warehouses
- Boat moorings and a canalside hotel
- A monthly Quayside Market
- The Dorothy Pax, a live music bar recognised by Arts Council England



Kelham Island.

Under a mile away

- Named one of the world's 51 coolest neighbourhoods by Time Out (2022)
- In The Sunday Times top 10 places to live in the North (2023)
- Cutlery Works won the UK's best food hall award
- Home to The Fat Cat, the Peddler Market and Kelham Island Museum

61%

Green space, one of the highest shares of any city in the world

1/3

Of the city inside the Peak District National Park

800+

Parks and woodlands

1857

Sheffield FC founded, the world's oldest football club

1977

World Snooker Championship comes to the Crucible, held there ever since

Regeneration & Growth

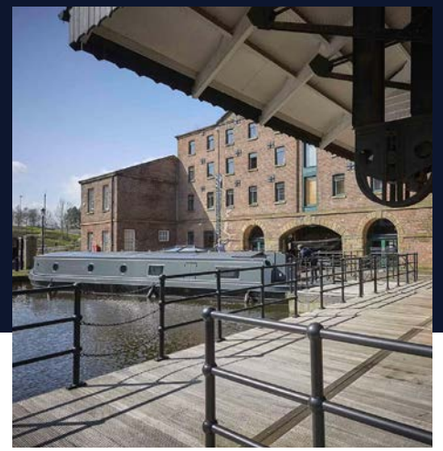
£470M
HEART OF THE CITY REGENERATION

1.5M
SQ FT OF NEW CITY CENTRE SPACE

7K+
JOBS BY 2030

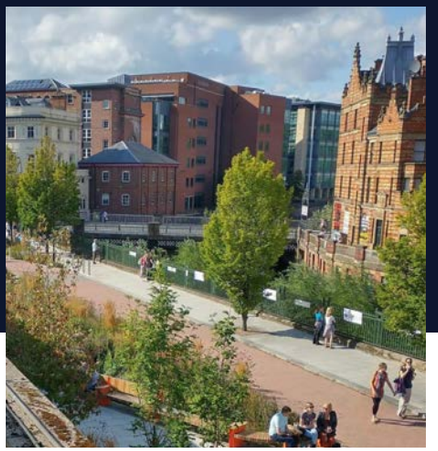
£3.7Bn
ECONOMIC ACTIVITY BY 2030

Source: Heart of Sheffield facts and figures (c.7,000 jobs and £3.7bn are 2030 targets.)



Victoria Quays.

The restored 1819 terminus of the Sheffield & Tinsley Canal, moments from Wharfside. Grade II listed warehouses sit alongside bars and cafés in the Archways and a waterside hotel.



Castlegate.

The city's next regeneration area, on Wharfside's doorstep. Projects around the River Don are reconnecting historic waterfront areas with new public spaces, walking routes and leisure destinations.

HEART OF THE CITY: RECENT MILESTONES



NOV 2023
Kangaroo Works

365-apartment, 14-storey build-to-rent scheme



JAN 2024
Elshaw House

Sheffield's first zero carbon-ready office. DLA Piper took the top two floors



FLAGSHIP OFFICE
Grosvenor House

HSBC's flagship office, with CMS as anchor tenant on 47,500 sq ft



MAY 2024
Cambridge Street Collective

A c.20,000 sq ft food hall



JUL 2024
Radisson Blu

154-room hotel



2023
Isaacs Building

Henry Boot PLC moved its head office here

Sources: Heart of Sheffield; BidX1; The Star; Place Yorkshire

West Bar Regen

Backed by Legal & General and delivered by Urbo, West Bar is a £300 million mixed-use regeneration scheme transforming seven acres of Sheffield city centre. Positioned between Kelham Island, Castlegate and the Cathedral Quarter, the development will introduce new homes, offices, retail, leisure and landscaped public spaces.

The first phase has already delivered 368 build-to-rent apartments and 100,000 sq ft of Grade A office space. Further phases will expand the commercial offering, creating a new business and residential neighbourhood that supports Sheffield's long-term growth.

Regeneration GDV
£300M

New Homes
368

SQFT
1M

New Jobs
8K

West Bar

SHEFFIELD

West Bar is one of Sheffield's largest city-centre regeneration schemes, creating a new commercial and residential destination between established neighbourhoods. With major institutional backing and its first phase already delivered, the project demonstrates growing confidence in Sheffield's long-term investment potential.





CONSTRUCTION

Bowmer + Kirkland, via its development arm Peveril Securities, with Urbo



OFFICE OCCUPIERS

Department for Work and Pensions, c.2,000 staff at No.1 West Bar Square



RETAIL & LEISURE

Cafés, bars and a hotel planned for the next phases



PROFESSIONAL SERVICES

Irwin Mitchell, the Home Office & the Crown and Family Courts are already in the district

A Proven Rental Market

Sheffield city centre is now home to institutional-grade build-to-rent: whole buildings designed, funded and managed specifically for renters. They target the same young professionals Wharfside will let to on completion, and their rents give a clear, independent benchmark for ours.

BTR Asking Rents in Sheffield, October 2026

UNIT	ASKING RENT RANGE (PCM)	AVERAGE (PCM)
Studio	£785 - £1,035	£877
One Bed	£935 - £1,250	£1,086
Two Bed	£1,200 - £1,500	£1,339

Schemes sampled: Kangaroo Works, Soho Yard, Brook Point, Loxley Heights, The Tilt Works, The James and The Ironworks. Asking rents from Rightmove, October 2026; these are not achieved rents. BTR rents include shared amenity and sit on average c.7% above the wider rental market (ARL, June 2025). Rents are not guaranteed.

2,905

Operational build-to-rent homes across 13 communities in Sheffield, purpose-built and professionally managed for renters.



Institutional Investment

£150M

Legal & General's funding of West Bar's first phase, including the 368-home Soho Yard BTR scheme.

6,095

More BTR homes in the city's pipeline, across 18 developments.

Grainger

The UK's largest listed residential landlord is Sheffield's biggest BTR operator.

MORE GROWTH TO COME

+4.3%

Annual rise in Sheffield private rents to August 2026, to an average of £931 pcm

34.5%

Rise in average city-centre rents since 2021, from £736 to £990 pcm

16.5%

Forecast UK rental growth over the five years to 2030

Sources: Rightmove (October 2026); ARL, Sheffield BTR Market Snapshot (June 2025); Place Yorkshire; ONS Price Index of Private Rents (Aug 2026); Reeds Rains (2026); JLL, Residential Forecasts 2026–2030. Yields are indicative and not guaranteed.

Sheffield's Business Landscape.

1.4M

People working across the Sheffield commuter area

20K

New jobs from Heart of the City by 2030

30%

Of the workforce is under 30

38%

Of working-age people hold a degree, 4th among the UK's largest regional cities





FIVE ECONOMIC PILLARS

01
Health & Life Sciences
Sheffield Teaching Hospitals runs five teaching hospitals, employs 19,900 people and serves over 2 million patients a year.

02
Education & Research
Two universities with 58,000+ students. The University of Sheffield employs 8,786 staff and Sheffield Hallam 4,494.

03
Advanced Manufacturing
The AMRC and Advanced Manufacturing Park have more than 570 specialists and serve 1,000+ businesses a year.

04
Pro. & Financial Services
Heart of the City has drawn HSBC, CMS and DLA Piper. Irwin Mitchell is moving its c.1,000 Sheffield staff into Elshaw House.

05
Digital & Creative
Clustered in Kelham Island and the Cultural Industries Quarter. Firms include Plusnet, Capita and Littlefish.

BOEING McLaren

Sources: Lightcast via SYMCA, Sheffield LMI (Feb 2026); The Manufacturer, AMRC at 25; STH Annual Report 2024/25; University of Sheffield; Heart of Sheffield; Law Gazette; The Star.

LEADING EMPLOYERS LOCALLY

HEALTH
NHS
19,900 staff across five teaching hospitals

EDUCATION
University of Sheffield
8,786 staff

EDUCATION
Hallam University
4,494 staff

LEGAL
Irwin Mitchell
c.1,000 staff, moving into Elshaw House

ADV. MANUFACTURING
AMRC
570+ researchers and specialists

AEROSPACE
Boeing
£40m factory, its first in Europe

AUTOMOTIVE
McLaren
£40m expansion, 300 jobs

AEROSPACE
Rolls-Royce
£19m Advanced Blade Casting Facility

BANKING
HSBC
Flagship office, Grosvenor House

LEGAL
CMS
47,500 sq ft anchor tenant, Grosvenor House

LEGAL
DLA Piper
Top two floors of Elshaw House

PROPERTY
Henry Boot PLC
Head office, Isaacs Building



Surrounded By First Class Education

31%

Of students stay in Sheffield after graduating

That puts Sheffield ahead of Leeds, Liverpool and Nottingham for graduate retention.



Share of students intending to stay in the city where they study. Knight Frank/UCAS, Nov 2024.

Sheffield Universities:

Sheffield Hallam University

SHEFFIELD HALLAM UNIVERSITY · 30,765 STUDENTS

City campus 0.4 miles from Wharfside

30,765
Students

340K
Alumni worldwide

20%
International students

3,000
Degree apprentices, with 700 employers

Gold
Teaching Excellence Framework rating

University of Sheffield

UNIVERSITY OF SHEFFIELD · 27,885 STUDENTS

Russell Group member, one of 24 leading UK research universities

27,885
Students

82nd
In the world, 14th in the UK

06
Nobel Prize winners

13,000
Jobs supported

£1.3Bn
Brought in by international students

Famous for advanced manufacturing, with industry partners including Boeing, McLaren and Rolls-Royce.

Sources: HESA 2024/25; University of Sheffield facts and figures; Sheffield Hallam University; Knight Frank, UK Cities DNA: Stemming the Flow (Nov 2024).

With 30 years of development expertise, Fortuna Terra creates distinctive family homes that combine character, charm and modern comfort. From thoughtfully designed new builds to the restoration of historic properties, the company is passionate about creating homes that retain their unique identity while meeting the needs of modern living.

With a particular focus on first-time buyers, Fortuna Terra understands the excitement and challenges of stepping onto the property ladder. Committed to providing a complete end-to-end service, the team offers guidance, reassurance and support at every stage of the homebuying journey, helping customers find a place to call their own and build their future.

www.fortunaterra.co.uk

COMMERCIAL HOUSE



A residential scheme in the heart of Sheffield, delivering much-needed new homes to one of the north's most vibrant and fast-growing cities.

STATUS

UNDER CONSTRUCTION













WHARFSIDE

SHEFFIELD

STARTING FROM: £169,750 | INVEST FROM: £16,975

DEVELOPER: FORTUNA TERRA LIMITED
ADDRESS: 12 FURNIVAL ROAD, SHEFFIELD, S4 7YB
TOTAL DEVELOPMENT: 82 UNITS
ESTIMATED COMPLETION: Q3 2028

EXPECTED YIELD: UP TO 7%
TENURE: 999-YEAR LEASEHOLD
GROUND RENT: N/A
SERVICE CHARGE: ESTIMATED £2.18 PSQFT

ON FOOT & BY TRAM

Fitzalan Square Supertram stop / Main Sheffield Bus Station	Victoria Quays canal basin, c.3 min walk
Sheffield Hallam University, City Campus	0.4 Miles
Ponds Forge International Sports Centre	0.4 Miles
Sheffield Railway Station	Peace Gardens, c.0.6 miles
Meadowhall Shopping Centre	3 miles, direct by Supertram
M1 Junction 33	via the Sheffield Parkway

MORE BY RAIL

Nottingham	48 mins
Birmingham	1 hr 3 mins
Manchester Airport	1 hr 22 mins

AIRPORTS BY ROAD

East Midlands	1 hr 3 mins
Leeds Bradford	1 hr 11 mins
Manchester	1 hr 21 mins

KELHAM ISLAND

A former industrial area transformed into a vibrant modern neighbourhood.

CASTLEGATE

Sheffield's historic birthplace undergoing major regeneration.

CATHEDRAL QUARTER

A historic district blending Georgian architecture with modern commerce.

ST GEORGE'S QUARTER

A growing academic and innovation hub linked to Sheffield's universities.

DEVONSHIRE QUARTER

A lively neighbourhood of independent shops, nightlife and green spaces.

CULTURAL INDUSTRIES QTR.

A creative hub of galleries, music venues and independent businesses.



05 Minute Walk to Fitzalan Square Supertram

15 Minute Walk to Sheffield Station

39 Minute Train to Leeds

47 Minute Train to York

51 Minute Train to Manchester

121 Minute Train to London St Pancras












BOSCH
BOSCH




KINFOLK
LIVE BEAUTIFUL















RESERVATION PROCESS

Reservation **deposit £5,000 net** of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

10%
EXCHANGE NOW

10%
6 MONTHS LATER

80%
ON COMPLETION





API.
GLOBAL