WHARFSIDE

SHEFFIELD



API GLOBAL

Key Facts

A place shaped by Sheffield's past.
Designed for its future.



Welcome to Wharfside, an exciting residential opportunity set within the evolving landscape of Sheffield City Centre.

Positioned moments from Victoria Quays, the city centre and Sheffield's key transport connections, Wharfside brings together location, connectivity and the potential of contemporary urban living.

The proposed transformation will reimagine an existing landmark-scale commercial building into an exclusive collection of 82 contemporary residences, creating a new residential address within one of Sheffield's most strategically positioned city-centre locations.



Developer:	*Fortuna Terra Limited*
Address:	*12 Furnival Road, Sheffield, S4 7YB*
Est. Completion:	*Q3 2028*
Development:	*82 Units*
Est. Yields:	*Up to 6.5%*
Lease:	*999 Years*
Ground Rent:	*Zero*
Service Charge:	*£2.18 psf*

ONE BEDROOM
From £169,750
398 - 726 sqft

TWO BEDROOM
From £268,250
724 - 808 sqft

Wharfside, Sheffield

SHF
SHEFFIELD

Facilities:	*Podcast Studio, Meeting Room, Co-Working Area*

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

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).

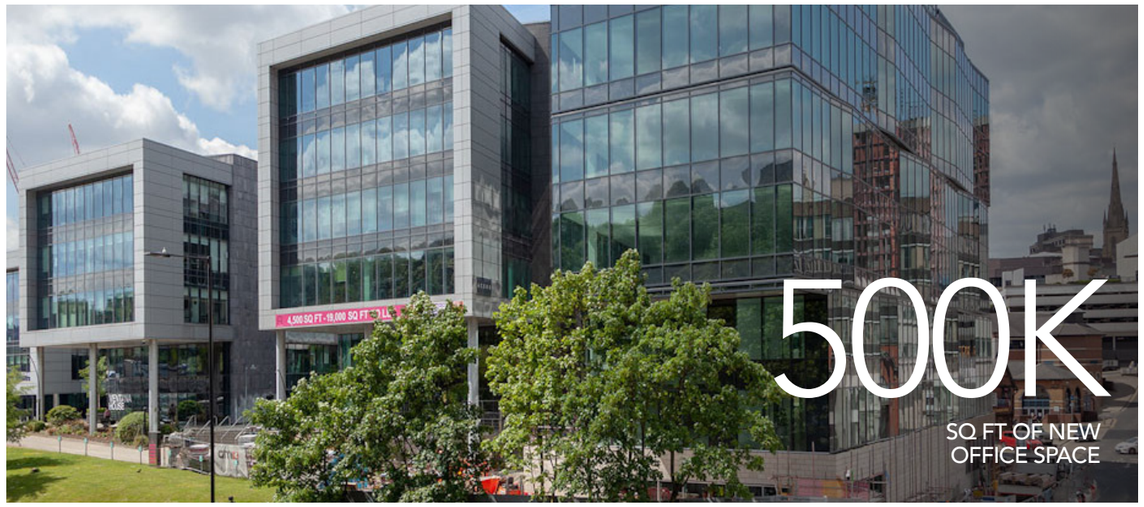
Sheffield City Centre



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.

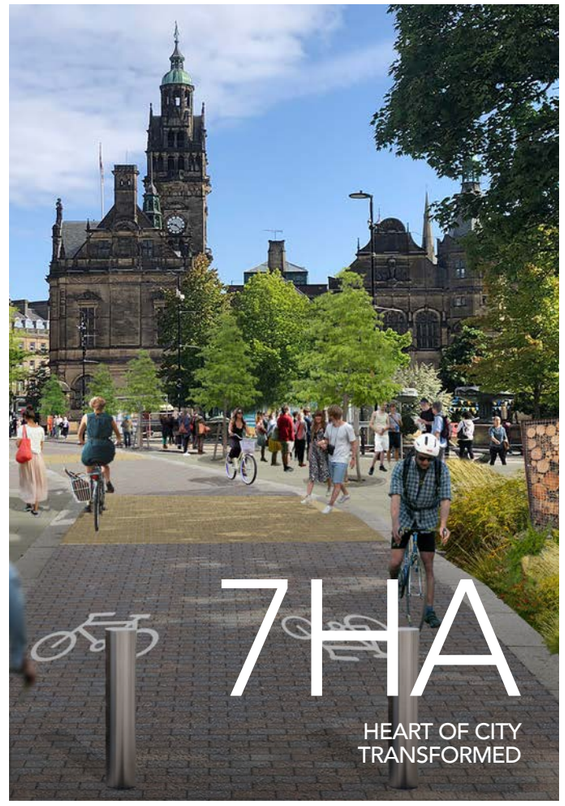


Sheffield's £470 million Heart of the City regeneration has delivered 500,000 sq ft of premium office space, attracting major employers including HSBC, DLA Piper and CMS, alongside new retail, hospitality and public spaces.

The transformation is establishing a modern commercial and lifestyle destination, bringing new businesses, residents and visitors into the city centre while supporting Sheffield's continued economic growth.



Sheffield's extensive waterways are an important part of its industrial heritage and future regeneration. Projects around the River Don, Castlegate and Victoria Quays are reconnecting historic waterfront areas with new public spaces, walking routes and leisure destinations.



Sheffield's flagship Heart of the City transformation has revitalised seven hectares of the city centre, delivering new homes, commercial spaces, restaurants and public squares. The largely completed scheme is helping establish a vibrant destination for residents, businesses and visitors.



LIFE IN SHEFFIELD

The Outdoor City. A Cultural Capital.

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



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

ON THE DOORSTEP

Canal on your doorstep. The UK's coolest neighbourhood down the road.



Outdoors.

The Peak District starts inside the city boundary.



Sport.

Sheffield United, Sheffield Wednesday and Sheffield FC.



Culture.

The most theatres in one place outside London, with a £45m upgrade for the Crucible.



Food.

Two award-winning food halls.



Music.

Arctic Monkeys, Pulp and the Tramlines festival.

Sources: Sheffield City Council; Time Out (2022); The Sunday Times Best Places to Live (2023).

Connected By Design

Wharfside is around five minutes' walk from the Supertram and 15 minutes from Sheffield station, with the Sheffield Parkway giving a direct run to the M1.

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 heartland transformed into a vibrant neighbourhood of modern homes, independent restaurants and creative spaces.

CASTLEGATE

Sheffield's historic birthplace undergoing major regeneration, with new public spaces, cultural attractions and riverside improvements.

CATHEDRAL QUARTER

A historic city-centre district combining Georgian architecture, heritage landmarks and a thriving commercial scene.

ST GEORGE'S QUARTER

A growing academic and innovation hub connecting Sheffield's universities with the city centre.

DEVONSHIRE QUARTER

A lively urban neighbourhood known for independent shops, vibrant nightlife and green spaces.

CULTURAL INDUSTRIES QTR.

A creative and cultural hub featuring galleries, music venues, independent businesses and ongoing regeneration.

Walk times from the Wharfside development fact sheet. Fastest rail services from Sheffield station: Trainline, Rome2Rio and Welcome to Sheffield.



CLICK HERE TO VIEW INTERACTIVE MAP WITH SHEFFIELD'S KEY LOCATIONS

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

Regeneration & Growth

Wharfside sits on the north-east edge of the city centre midway through a major regeneration programme. Heart of the City has already delivered new offices, homes, a food hall and a hotel, and Castlegate, the city's next regeneration area, is on the doorstep.

£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

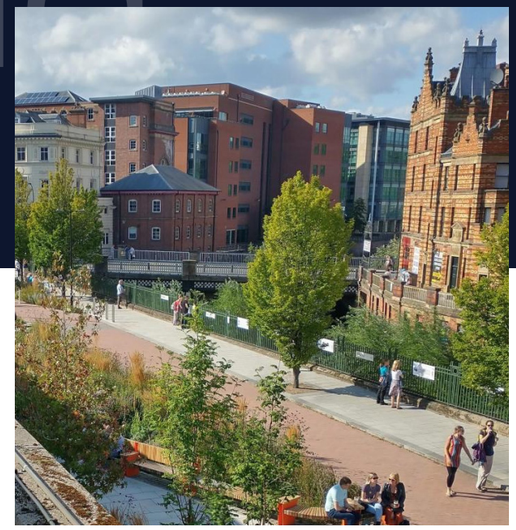
Source: Heart of Sheffield facts and figures (c.7,000 jobs and £3.7bn are 2030 targets.)

Constantly Evolving



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

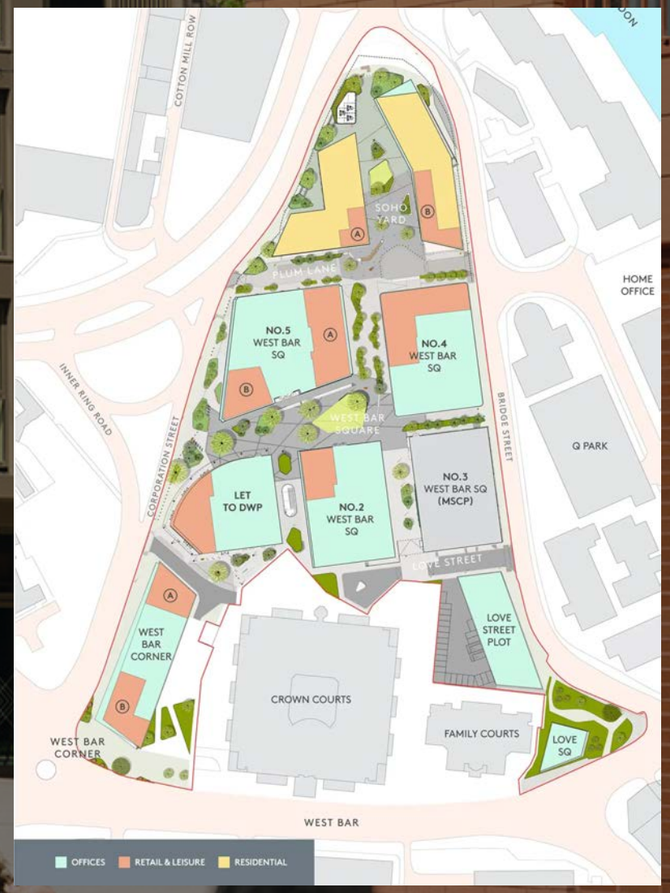
Backed by Legal & General and delivered by Urbo, West Bar is a £300 million mixed-use regeneration scheme transforming seven acres of Sheffield city centre. Positioned between Kelham Island, Castlegate and the Cathedral Quarter, the development will introduce new homes, offices, retail, leisure and landscaped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

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

Regeneration GDV
£300M

New Homes
368

SQFT
1M

New Jobs
8K

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.

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).

Sheffield's Business Landscape.

Sheffield's economy rests on five pillars: health, higher education, advanced manufacturing, professional and financial services, and digital and creative. The NHS and the two universities are the city's biggest employers, alongside global names in aerospace, banking and law.

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



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.

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.

LEADING EMPLOYERS LOCALLY

HEALTH **NHS** 19,900 staff across five teaching hospitals	EDUCATION **Sheffield University** 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



Wharfside, Living Room/Kitchen



Wharfside, Bedroom



Wharfside, Amenities







Sheffield

/ WHARFSIDE

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%
On Exchange

10%
In 6 Months

80%
On Completion

LEGAL INFORMATION
Buyers Recommended Solicitor
Riseam Sharples

N: Hayley Marler
T: +44 (0) 7769 226902
E: hayley@rs-law.co.uk

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