New Era Square
A New Era Development (UK) Ltd property
Retail units to let
Prime retail space delivered to ‘shell and core’ with prominent frontages onto New Era Square and Bramall Lane

New Era Development (UK) Ltd is a multi-million pound international property developer based in Sheffield. With over £65 million of Chinese investment, we are now bringing a major new urban destination to the community of Sheffield.

Set to be the city’s major new urban destination, New Era Square is, at its heart, all about bringing together the community of Sheffield. Sheffield is, by population, the 5th largest city in the UK, boasting 2 leading universities and a diverse population.

New Era Square will be a truly inclusive space with a cosmopolitan vibe. An open air public square in the centre of the development will have retail and restaurant outlets that embrace a variety of different cultures. Located on the St Mary’s Gate junction of Sheffield ring road, New Era Square is just 4 minutes’ walk away from Sheffield United Football Club, the oldest football ground in the country.

Clustered around New Era Square are the Forge Student Residences, home to over 1,000 students, and national retailers Sainsbury’s Local, Wilkinson’s and Aldi. This is your chance to join them and enjoy the future success of New Era Square.

Phase 1

The development will boast leisure, retail, business and student led residential housing. The finished development will include 12 retail and A3, A4 and A5 consented units of varying sizes, anchored by a 21,500 sq.ft. cash and carry Oriental supermarket.

To compliment the residential and retail elements, a business hub will be developed, creating state-of-the-art office space for entrepreneurial business people, exhibition space and a Chinese Business Incubator.

The Phase 1 release will comprise 3 units as shown above. Each unit will have frontage onto the new Square to be created, plus unit 3 will have frontage onto the busy Bramall Lane at its junction with St Mary’s Gate.

www.ned-uk.com
Accommodation
Phase 1 provides the opportunity for 3 retail units, which can be taken as a whole or individually according to the tenant’s requirements. Units 2 and 3 will be built to a height so that mezzanine floors are possible.

Annual Rent
Unit 1: £15,000 per annum
Unit 2: £42,000 per annum
Unit 3: £50,000 per annum

All rentals quoted are exclusive of V.A.T. and will be payable quarterly in advance.

Energy Performance Certification
To be supplied on practical completion.

Viewing
Opportunities within New Era Square are limited, so it is recommended that you make a formal expression of interest at the earliest opportunity. All plans of the development can be viewed on the dedicated website www.ned-uk.com.

Campbell & Co will be happy to discuss letting terms in greater detail via the contact details given below.

<table>
<thead>
<tr>
<th>Unit/level</th>
<th>Sq. Metres</th>
<th>Sq. Foot</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL Unit 1</td>
<td>68</td>
<td>732</td>
</tr>
<tr>
<td>(Ground Floor only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 2/Ground Floor</td>
<td>140</td>
<td>1,507</td>
</tr>
<tr>
<td>Unit 2/Mezzanine</td>
<td>110</td>
<td>1,184</td>
</tr>
<tr>
<td>TOTAL Unit 2</td>
<td>250</td>
<td>2,691</td>
</tr>
<tr>
<td>Unit 3/Ground Floor</td>
<td>265</td>
<td>2,852</td>
</tr>
<tr>
<td>Unit 3/Mezzanine</td>
<td>155</td>
<td>1,669</td>
</tr>
<tr>
<td>TOTAL Unit 3</td>
<td>420</td>
<td>4,521</td>
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</tbody>
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Enquire now with Campbell & Co. to arrange a viewing:

Alastair Campbell
Director
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Tel: +44 (0) 7774 275 273
Web: www.campbell-co.co.uk
New Era Square is Sheffield’s £65 million, new-age ‘Chinatown’. Set in the heart of the city, this prestigious scheme will compliment the thriving multi-cultural scene on London Road and the popular new leisure and retail developments on The Moor.

Situated next to modern student accommodation, a 32,700 capacity football stadium, offices and national retailers including Aldi, Sainsbury’s Local and Wilkinson’s, this development has already attracted the interest of national and international retailers.

Arrange your viewing today with Campbell & Co
0114 276 5551
alastair@campbell-co.co.uk

New Era Development (UK) Ltd
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