



ST. PAUL'S
CITY LOFTS SHEFFIELD





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LANDMARK LIVING

ST. PAUL'S REPRESENTS THE PINNACLE OF 21ST CENTURY DESIGN, REFLECTING SHEFFIELD'S BOLD VISION FOR A BRIGHTER FUTURE. BUT MORE THAN THAT, IT'S SET TO BECOME THE MOST DESIRABLE ADDRESS IN THE CITY AND A GREAT PLACE TO LIVE.



ELEVATED THINKING

EVERY DETAIL OF ST. PAUL'S IS FORMED TO FUNCTION PERFECTLY, FROM THE ARCHITECTURAL ELEGANCE OF THE FAÇADE TO THE SUBTLE DESIGN FEATURES IN THE APARTMENTS. THE VERY BEST IN CONTEMPORARY DESIGN THINKING ENSURES THAT THIS IS A DEVELOPMENT SETTING THE STANDARDS FOR THE FUTURE, INSIDE AND OUT. STUNNING DESIGN FROM THE GROUND UP WILL GIVE EVERYONE WHO LIVES THERE A NEW VIEW ON LIFE.



Indicative of typical specification



RISE ABOVE
THE REST

AT THIRTY-TWO STOREYS HIGH,
ST. PAUL'S IS THE HIGHEST
RESIDENTIAL BUILDING IN THE CITY
AND COMMANDS UNIQUE VIEWS.
IT'S THE EPITOME OF INSPIRATIONAL
LANDMARK LIVING, ADDING A NEW
DIMENSION TO THE CITY BELOW.



Views taken from St. Paul's Tower.

A CITY GOING UP IN THE WORLD



ST. PAUL'S IS THE CROWNING GLORY OF 7 MAJOR NEW DEVELOPMENTS THAT WILL TRANSFORM THE CITY WITH AN EXCITING EXPANSION OF NEW BUSINESS, SHOPPING, LEISURE AND CULTURAL FACILITIES. SHEFFIELD DESERVES NOTHING LESS.



THE MAGNIFICENT SEVEN

Heart of the City: £185.5 million project including:

- Transforming the city's commercial heart
- High quality mixed use scheme
- A new cultural heart

Consisting of:

- High quality public realm*
- 316 new residential units
- 25,000sq m office space (15,000 sq m)*
- Multi-storey car park*
- 4/5★ hotel*
- Range of cafés, restaurants and speciality shops

New Retail Quarter: £544 million project including:

- High quality distinctive retail core
- 85,000 sq m of retail space
- John Lewis anchor
- Incorporates residential, leisure, hotel and car parking
- Integration and linkage to existing retail areas - i.e. Barkers Pools

Sheffield Digital Campus: £120 million project including:

- 56,000 sq m commercial development (10,000 sq m)*
- Leading location for creative and digital industry
- 5,000 sq ft hub building (Electric Works) providing flexible space to support new and growing companies and a slide from the 3rd floor to reception*
- High quality controlled environment
- State-of-the-art telecommunication infrastructure

Sheffield Station £53 million project including:

- Station refurbishment including, platforms canopies and concourse*
- Sheaf Street realignment*
- Creation of a development platform for E-Campus phase 3*
- New pedestrian linkage to the city centre and Heart of the City*

Integrated Transport Strategy £25.7 million project including:

- Improving access system in and around and out of the city centre
- Re-prioritisation of bus access system*
- Remodelling interchanges, introduction of mini and midi interchanges
- Improving current 'loop' system
- Implementing new signage and information 'family'*
- Upgrading of existing car parks and identification of areas for new multi-storey car parks

City Hall/Barkers Pool £84 million project including:

- The refurbishment of the City Hall - £12 million*
- Upgrading of surrounding public realm - £5.7 million*
- Redevelopment of Leopold Square into both residential and commercial schemes*
- Retail/commercial and residential development of Holly Street/Carver Lane

Castlegate (Phase 1): £65m project including:

- Reclamation of the traditional market area*
- Revitalising the area by bringing forward a mixed use development including:
 - New Hotel*
 - New Car Park*
 - 22,000 sq m offices (9,500 sq m)*
- Acting as a connection to new business' and residential developments into the city from the riverside

*Complete

ENJOY THE
HIGH LIFE



CAFÉ SOCIETY, RETAIL AND LEISURE-
ST. PAUL'S WILL INCLUDE CAFÉS,
RESTAURANTS AND SPECIALITY
SHOPS TO COMPLEMENT YOUR
LOCATION AND LIFESTYLE.





THE BEST ADDRESS IN SHEFFIELD

Devonshire Green - largest open space in Sheffield City Centre

City Hall

Leopold Square

Sevenstone Project

Town Hall

Peace Gardens - Award winning outdoor space on your doorstep

St. Paul's 4★ Hotel & Spa

Winter Gardens

Lyceum Theatre

The Crucible

Sheffield Hallam University Buildings

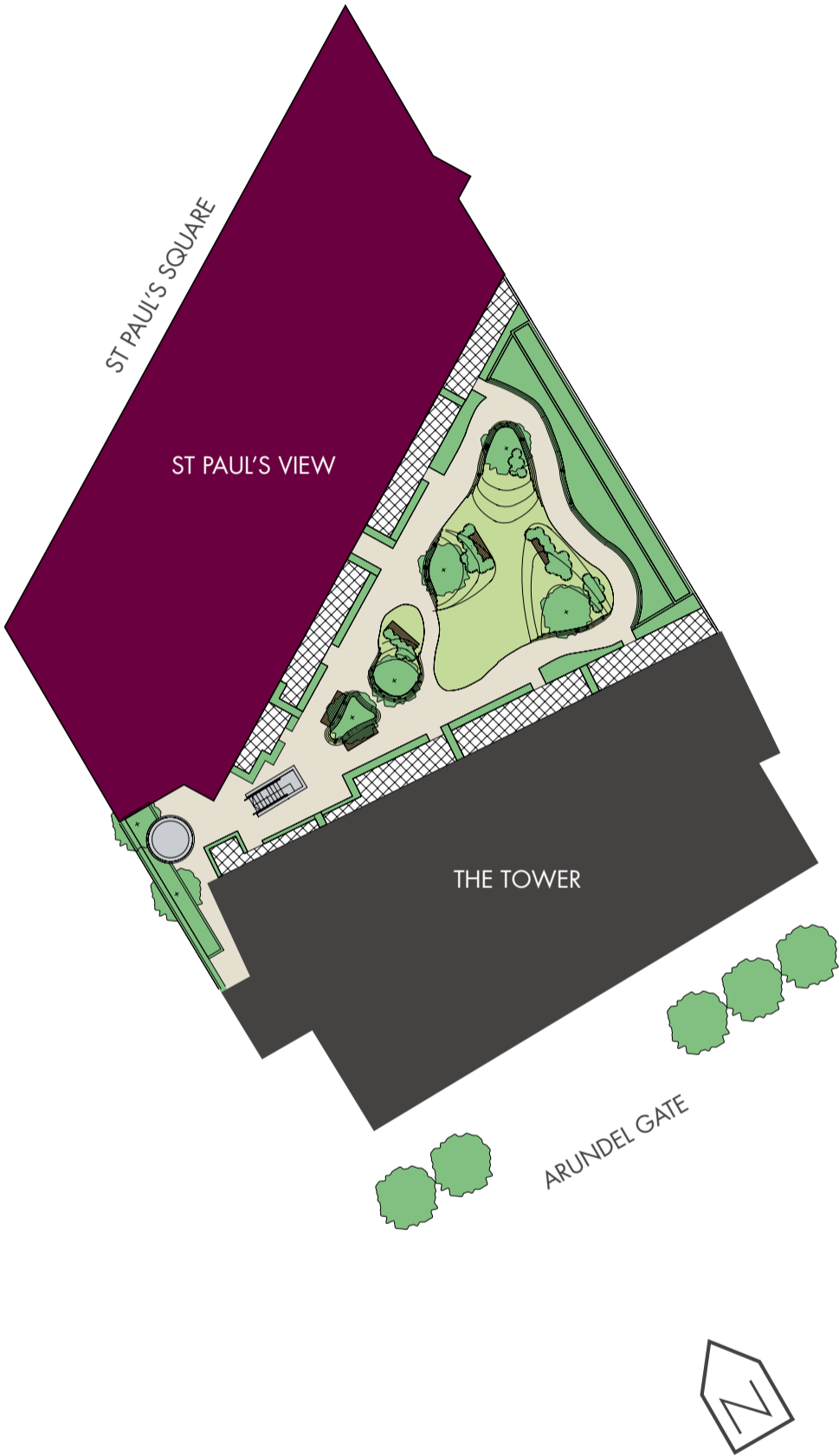
Howard Street - Gateway to City Centre

Refurbished Train Station

LIVE AT ST. PAUL'S AND YOU PUT YOURSELF AT THE HEART OF THE CITY, WITH THE MILLENNIUM GALLERIES, THE WINTER GARDENS, THE TOWN HALL, THE PEACE GARDENS AND THE UNIVERSITY ALL ON YOUR DOORSTEP. ADD TO THAT ALL THE SHOPS, BARS AND RESTAURANTS, AND IT WOULD BE EASY TO THINK THE CITY IS CENTRED ON YOU.

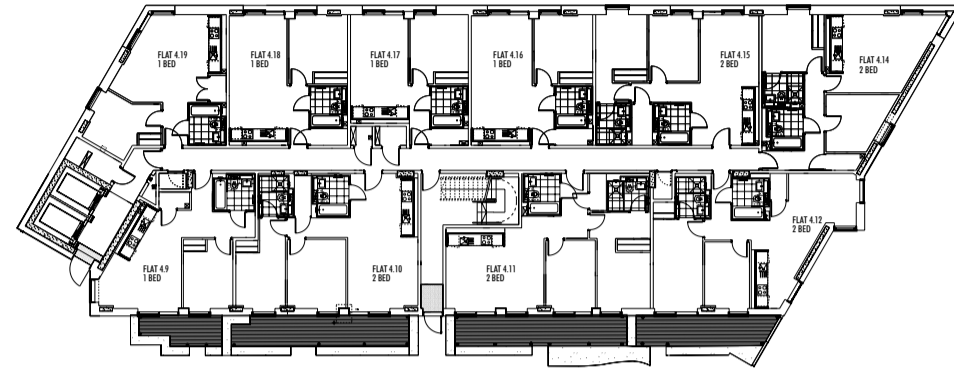


SITEPLAN



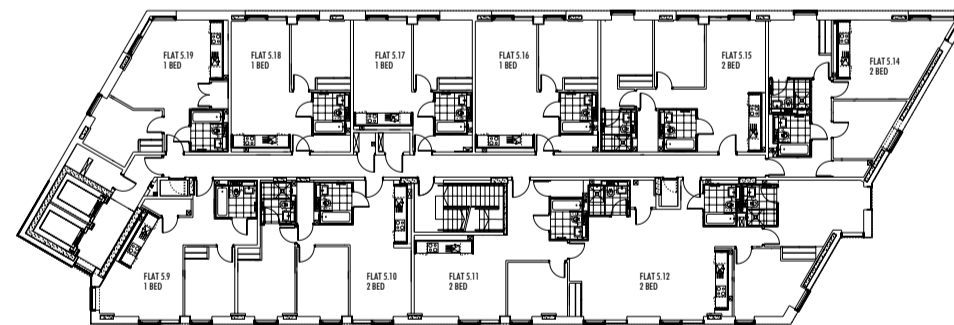
FLOORPLANS THE VIEW

FLOOR 4



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|------|------------------------------|-----------------|-----------------|---------------|----------------|
| 4.9 | 18' 6" x 15' 10" | 13' 4" x 8' 10" | - | 43.24 | 465 |
| 4.10 | 25' 2" x 12' 6" | 13' 4" x 10' 6" | 17' 2" x 8' 10" | 70.01 | 754 |
| 4.11 | 17' 6" x 15' 5" | 18' 2" x 9' 6" | 13' 2" x 8' 10" | 69.13 | 744 |
| 4.12 | 24' 2" x 15' 5" | 20' 0" x 8' 10" | 12' 10" x 8' 0" | 66.39 | 715 |
| 4.14 | 21' 0" x 13' 11" | 11' 6" x 11' 1" | 13' 1" x 10' 3" | 63.90 | 688 |
| 4.15 | 23' 8" x 11' 2" | 17' 0" x 9' 2" | 12' 2" x 8' 10" | 64.84 | 698 |
| 4.16 | 22' 10" x 10' 10" | 12' 8" x 10' 6" | - | 47.67 | 513 |
| 4.17 | 18' 11" x 10' 3" | 12' 8" x 10' 5" | - | 42.43 | 457 |
| 4.18 | 22' 10" x 10' 4" | 12' 8" x 10' 6" | - | 46.48 | 500 |
| 4.19 | 17' 9" x 16' 0" | 13' 4" x 9' 6" | - | 45.10 | 485 |

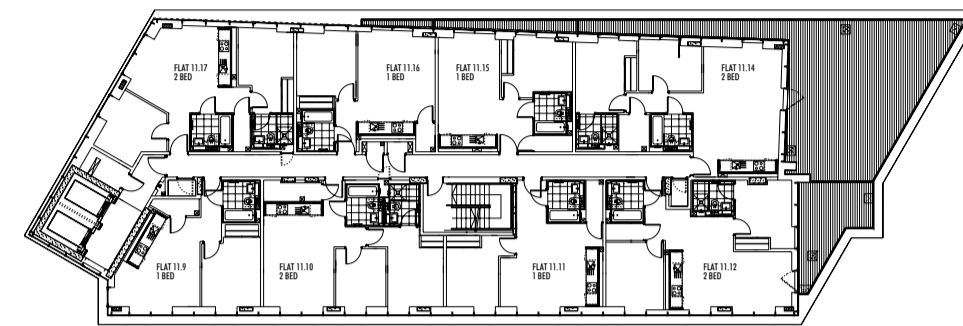
FLOORS 5-10



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|------|------------------------------|------------------|-----------------|---------------|----------------|
| 5.9 | 18' 6" x 15' 10" | 13' 4" x 8' 10" | - | 43.60 | 469 |
| 5.10 | 25' 2" x 10' 9" | 17' 2" x 10' 1" | 13' 4" x 9' 1" | 65.80 | 708 |
| 5.11 | 16' 3" x 15' 5" | 18' 8" x 10' 9" | 10' 7" x 10' 7" | 69.75 | 751 |
| 5.12 | 20' 0" x 16' 7" | 16' 2" x 13' 11" | 14' 4" x 13' 0" | 76.58 | 824 |
| 5.14 | 21' 0" x 13' 11" | 11' 6" x 11' 1" | 13' 1" x 10' 3" | 65.35 | 703 |
| 5.15 | 23' 8" x 11' 2" | 17' 0" x 9' 2" | 12' 2" x 8' 10" | 64.18 | 691 |
| 5.16 | 22' 10" x 10' 10" | 12' 8" x 10' 6" | - | 45.85 | 494 |
| 5.17 | 18' 11" x 10' 3" | 12' 8" x 10' 5" | - | 41.50 | 447 |
| 5.18 | 22' 10" x 10' 4" | 12' 8" x 10' 6" | - | 46.21 | 497 |
| 5.19 | 17' 9" x 16' 0" | 13' 4" x 9' 6" | - | 44.53 | 479 |

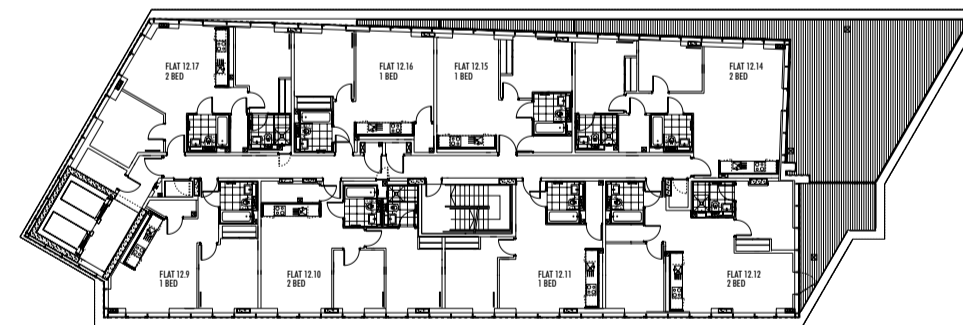
FLOORPLANS THE VIEW

FLOOR 11



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|-------|------------------------------|-----------------|------------------|---------------|----------------|
| 11.9 | 17' 1" x 16' 1" | 15' 9" x 10' 4" | - | 45.55 | 490 |
| 11.10 | 19' 8" x 12' 5" | 15' 5" x 9' 10" | 11' 7" x 8' 10" | 63.45 | 683 |
| 11.11 | 17' 3" x 16' 0" | 13' 11" x 9' 2" | - | 48.21 | 519 |
| 11.12 | 22' 7" x 17' 2" | 12' 8" x 10' 2" | 12' 1" x 10' 10" | 69.00 | 743 |
| 11.14 | 23' 4" x 15' 4" | 13' 8" x 10' 9" | 11' 1" x 9' 5" | 70.90 | 763 |
| 11.15 | 20' 7" x 10' 9" | 12' 6" x 11' 6" | - | 44.83 | 483 |
| 11.16 | 18' 10" x 13' 7" | 14' 6" x 10' 6" | - | 46.20 | 497 |
| 11.17 | 19' 0" x 16' 2" | 15' 8" x 9' 9" | 11' 11" x 11' 1" | 62.50 | 673 |

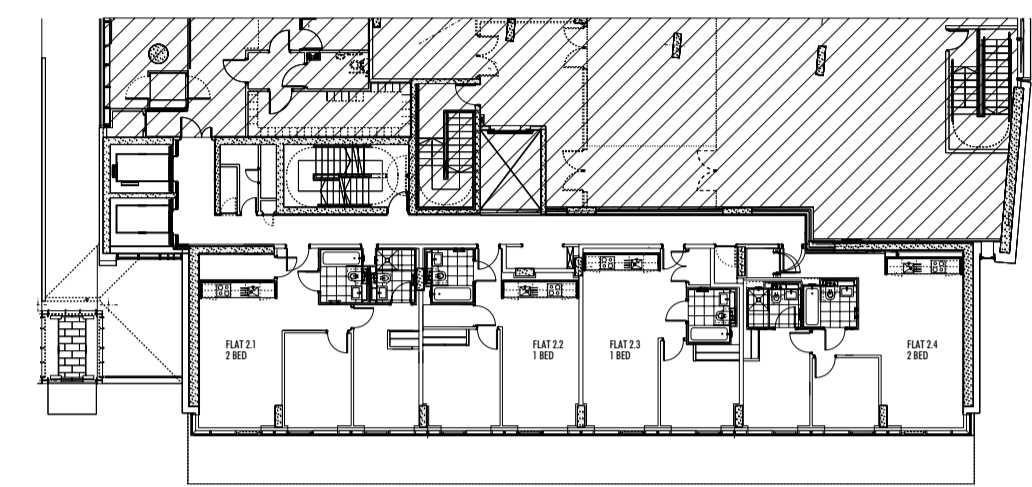
FLOOR 12



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|-------|------------------------------|-----------------|------------------|---------------|----------------|
| 12.9 | 17' 1" x 16' 1" | 15' 9" x 10' 4" | - | 45.55 | 490 |
| 12.10 | 19' 8" x 12' 5" | 15' 5" x 9' 10" | 11' 7" x 8' 10" | 63.45 | 683 |
| 12.11 | 17' 3" x 16' 0" | 13' 11" x 9' 2" | - | 48.21 | 519 |
| 12.12 | 22' 7" x 17' 2" | 12' 8" x 10' 2" | 12' 1" x 10' 10" | 69.00 | 743 |
| 12.14 | 23' 4" x 15' 4" | 13' 8" x 10' 9" | 11' 1" x 9' 5" | 70.90 | 763 |
| 12.15 | 20' 7" x 10' 9" | 12' 6" x 11' 6" | - | 44.83 | 483 |
| 12.16 | 18' 10" x 13' 7" | 14' 6" x 10' 6" | - | 46.20 | 497 |
| 12.17 | 19' 0" x 16' 2" | 15' 8" x 9' 9" | 11' 11" x 11' 1" | 62.50 | 673 |

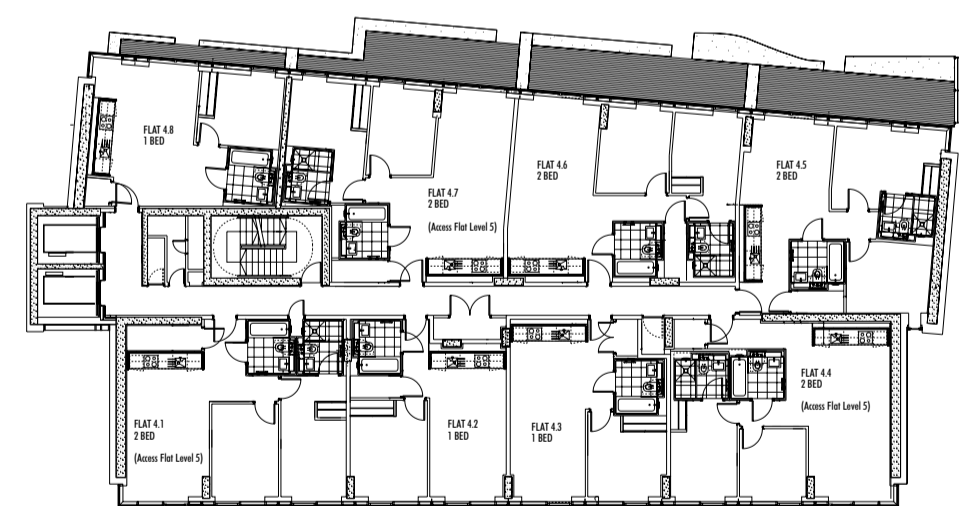
FLOORPLANS THE TOWER

FLOORS 2-3



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|-----|------------------------------|-----------------|----------------|---------------|----------------|
| 2.1 | 20' 6" x 11' 2" | 17' 5" x 8' 10" | 13' 7" x 9' 0" | 66.77 | 719 |
| 2.2 | 20' 8" x 10' 4" | 14' 2" x 10' 5" | - | 43.64 | 470 |
| 2.3 | 24' 3" x 14' 0" | 12' 0" x 10' 8" | - | 45.70 | 492 |
| 2.4 | 23' 9" x 14' 1" | 14' 1" x 9' 0" | 10' 4" x 9' 0" | 66.08 | 711 |

FLOORS 4-8

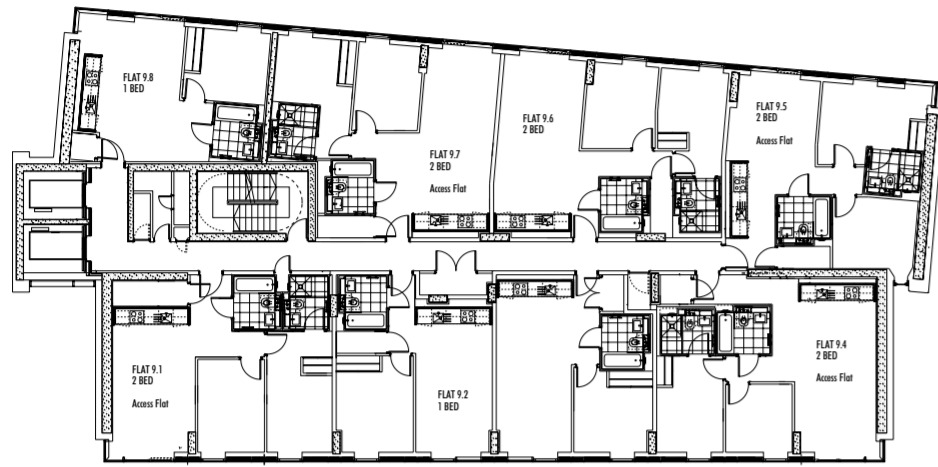


| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|-----|------------------------------|------------------|-----------------|---------------|----------------|
| 4.1 | 20' 6" x 11' 2" | 17' 5" x 8' 10" | 13' 7" x 9' 0" | 68.14 | 733 |
| 4.2 | 20' 8" x 10' 4" | 14' 2" x 10' 5" | - | 44.33 | 477 |
| 4.3 | 24' 3" x 14' 0" | 12' 0" x 10' 8" | - | 46.60 | 502 |
| 4.4 | 23' 9" x 14' 1" | 14' 1" x 9' 0" | 10' 4" x 9' 0" | 67.80 | 730 |
| 4.5 | 22' 11" x 11' 11" | 15' 3" x 11' 11" | 11' 7" x 10' 4" | 64.28 | 692 |
| 4.6 | 24' 9" x 14' 3" | 15' 0" x 9' 2" | 12' 6" x 9' 6" | 68.10 | 733 |
| 4.7 | 25' 8" x 15' 8" | 16' 3" x 10' 8" | 13' 0" x 8' 10" | 68.40 | 736 |
| 4.8 | 20' 0" x 17' 10" | 11' 3" x 10' 9" | - | 46.49 | 500 |

Property Misdescriptions Act 1991 – Notice to Prospective Purchasers. The details contained in this brochure are for guidance only. All photographs, illustrations, plans and sizes indicated only give a general indication of the proposed development. City Lofts (Sheffield) Ltd. operate a policy of continuous development and features, specifications and elevational treatments may vary. We reserve the right to alter any part of the development. Particulars described in this brochure should not be relied upon as accurately describing any specific matters. This information does not constitute a contract, part of contract or warranty. All details are correct at the time of going to press in April 2009.

FLOORPLANS THE TOWER

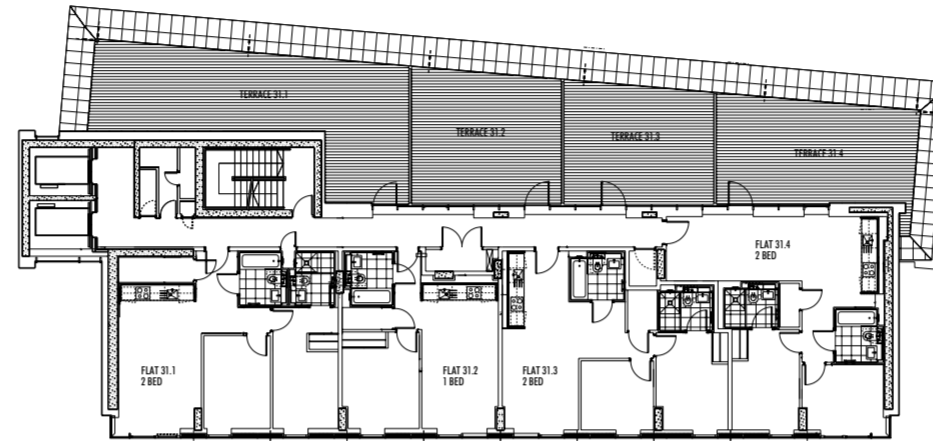
FLOORS 9-29



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|-----|------------------------------|------------------|-----------------|---------------|----------------|
| 9.1 | 20' 6" x 11' 2" | 17' 5" x 8' 10" | 13' 7" x 9' 0" | 68.14 | 733 |
| 9.2 | 20' 8" x 10' 4" | 14' 2" x 10' 5" | - | 44.33 | 477 |
| 9.3 | 24' 3" x 14' 0" | 12' 0" x 10' 8" | - | 46.60 | 502 |
| 9.4 | 23' 9" x 14' 1" | 14' 1" x 9' 0" | 10' 4" x 9' 0" | 67.80 | 730 |
| 9.5 | 22' 11" x 11' 11" | 15' 3" x 11' 11" | 11' 7" x 10' 4" | 64.28 | 692 |
| 9.6 | 24' 9" x 14' 3" | 15' 0" x 9' 2" | 12' 6" x 9' 6" | 68.10 | 733 |
| 9.7 | 25' 8" x 15' 8" | 16' 3" x 10' 8" | 13' 0" x 8' 10" | 68.40 | 736 |
| 9.8 | 20' 0" x 17' 10" | 11' 3" x 10' 9" | - | 46.49 | 500 |

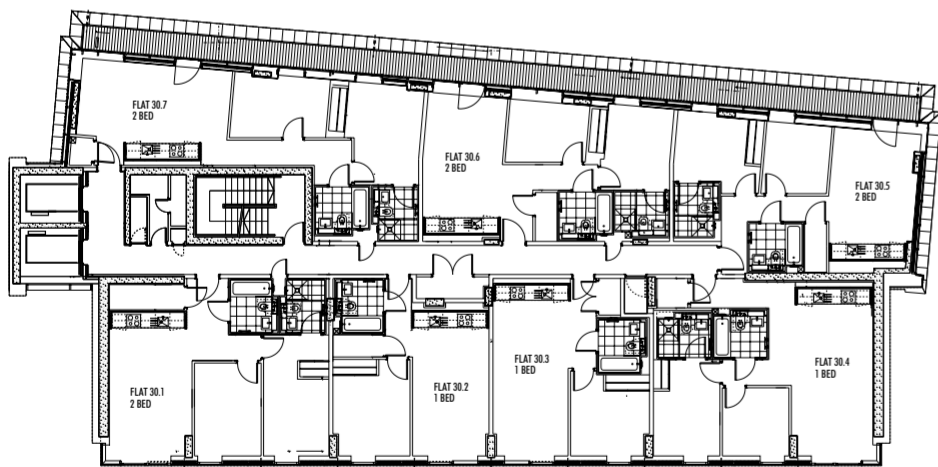
FLOORPLANS THE TOWER

FLOOR 31



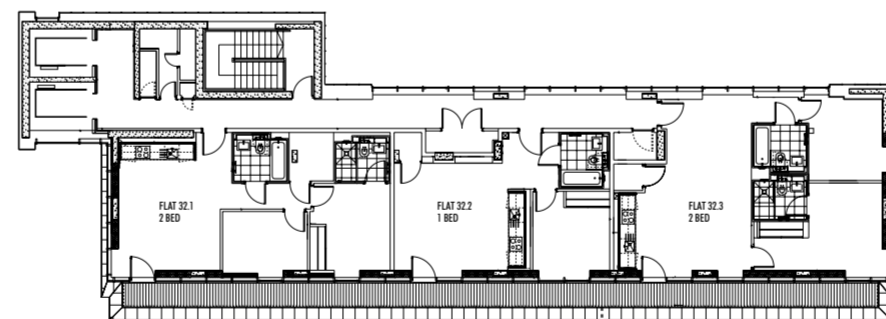
| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|------|------------------------------|-----------------|----------------|---------------|----------------|
| 31.1 | 20' 6" x 11' 2" | 17' 5" x 8' 10" | 13' 7" x 9' 0" | 68.12 | 733 |
| 31.2 | 20' 8" x 10' 4" | 14' 2" x 10' 5" | - | 44.34 | 477 |
| 31.3 | 25' 1" x 16' 7" | 14' 0" x 9' 9" | 10' 2" x 9' 9" | 63.54 | 684 |
| 31.4 | 28' 7" x 12' 3" | 14' 5" x 9' 1" | 11' 0" x 9' 8" | 64.89 | 698 |

FLOOR 30



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|------|------------------------------|------------------|------------------|---------------|----------------|
| 30.1 | 20' 6" x 11' 2" | 17' 5" x 8' 10" | 13' 7" x 9' 0" | 68.14 | 733 |
| 30.2 | 20' 8" x 10' 4" | 14' 2" x 10' 5" | - | 44.33 | 477 |
| 30.3 | 24' 3" x 14' 0" | 12' 0" x 10' 8" | - | 46.57 | 501 |
| 30.4 | 23' 9" x 14' 1" | 14' 1" x 9' 0" | 10' 4" x 9' 0" | 68.03 | 732 |
| 30.5 | 19' 0" x 12' 5" | 11' 9" x 10' 6" | 11' 3" x 8' 10" | 61.84 | 666 |
| 30.6 | 20' 7" x 15' 0" | 12' 7" x 11' 1" | 10' 10" x 10' 0" | 62.20 | 670 |
| 30.7 | 21' 10" x 15' 3" | 14' 10" x 12' 6" | 12' 11" x 9' 5" | 69.33 | 746 |

FLOOR 32



| Apt | Living Room/ Kitchen Area | Bedroom 1 | Bedroom 2 | Total Sq m | Total Sq ft |
|------|------------------------------|------------------|-----------------|---------------|----------------|
| 32.1 | 18' 6" x 15' 2" | 13' 1" x 10' 10" | 11' 6" x 9' 4" | 65.40 | 704 |
| 32.2 | 17' 7" x 15' 10" | 12' 0" x 10' 5" | - | 48.61 | 523 |
| 32.3 | 26' 0" x 17' 10" | 18' 9" x 13' 2" | 12' 5" x 11' 4" | 78.32 | 843 |

CONCIERGE



ST. PAUL'S,
THE STYLISH RECEPTION CREATES
AN IMMEDIATE IMPRESSION OF
SOMEWHERE SPECIAL. HERE THE
CONCIERGE WILL BE ON HAND TO
HELP YOU WHEREVER POSSIBLE AND
EXTEND A WARM WELCOME TO YOUR
GUESTS. THE STUNNING PODIUM
GARDENS, BY AN INTERNATIONAL
AWARD-WINNING DESIGNER, HAVE
BEEN LANDSCAPED TO CREATE AN
INSTANTLY, INVITING ATMOSPHERE.
WELCOME TO ST. PAUL'S.

Computer generated image. Indicative of typical specification

LIVING AREA

COME HOME IN STYLE - RIDE THE GLASS LIFT UP THE SIDE OF THE TOWER, APPRECIATING THE STUNNING VISTAS AS YOU ASCEND. ARRIVE AT YOUR LIGHT-FILLED APARTMENT WITH UNRIVALLED VIEWS AND ENJOY THE AMAZING SENSE OF SPACE FROM THE FULL HEIGHT WINDOWS. YOU'VE ARRIVED.

Indicative of typical specification

KITCHEN

RELAX AND ENJOY THE BAREFOOT LUXURY OF UNDERFLOOR HEATING AS YOU APPRECIATE THE BESPOKE DESIGNED KITCHENS CRAFTED FROM THE FINEST MATERIALS.

WITH STONE WORKTOPS, GLASS SPLASH-BACKS, STATE-OF-THE-ART APPLIANCES, THE KITCHENS AT ST. PAUL'S EMBRACE BOTH FASHION AND PRACTICALITY.

Indicative of typical specification

BATHROOM

BATHROOMS DEDICATED TO YOU AND YOUR APPRECIATION OF TOTAL RELAXATION. WITH CONTEMPORARY FIXTURES AND FITTINGS THROUGHOUT, INCLUDING ITALIAN DESIGNER TAPS, WOOD VENEERS, TRAVERTINE TILES AND HI-SPEC CHROMEWARE, THESE ROOMS EXUDE QUALITY AND CREATE A SPA-LIKE ATMOSPHERE.



Indicative of typical specification



BEDROOM

WITH EXTENSIVE FITTED WARDROBES AND SUMPTUOUS WOOL CARPETS, THE BEDROOMS ARE DESIGNED TO BE PLACES OF CALM AFTER THE ENERGY OF THE CITY BELOW. WITH AN EMPHASIS ON WARMTH AND COMFORT, HERE IS WHERE YOU SWITCH OFF AND ESCAPE.

Indicative of typical specification

HIGH STANDARDS

Kitchens

- Bespoke kitchens
- Stone worktops
- Integrated fridge & freezer
- Stainless steel oven & ceramic hob
- Integrated dishwasher
- Stainless steel sink with drainer grooves in worktop
- Glass splashback
- Washer dryer (utility cupboard)

Heating and Water

- Underfloor heating
- Mains pressure hot water cylinder
- Heated chrome towel rail to bathrooms/en-suites

Master Bedroom

- Built-in wardrobe
- En-suite shower room

Electrical

- Ceiling-recessed spot lights
- Stainless steel sockets and switches throughout
- TV aerial point with satellite connections and telephone points in living room
- Coaxial TV and phone sockets to master bedroom
- Integrated extraction ventilation system with inlets located in kitchen, bathroom and en-suites

Flooring

- Walnut flooring to living space and kitchen
- Fitted carpet to master bedroom and second bedroom

Security

- Video entry phone
- Solid walnut veneer entrance door
- Secure parking available
- Concierge services

Bathrooms

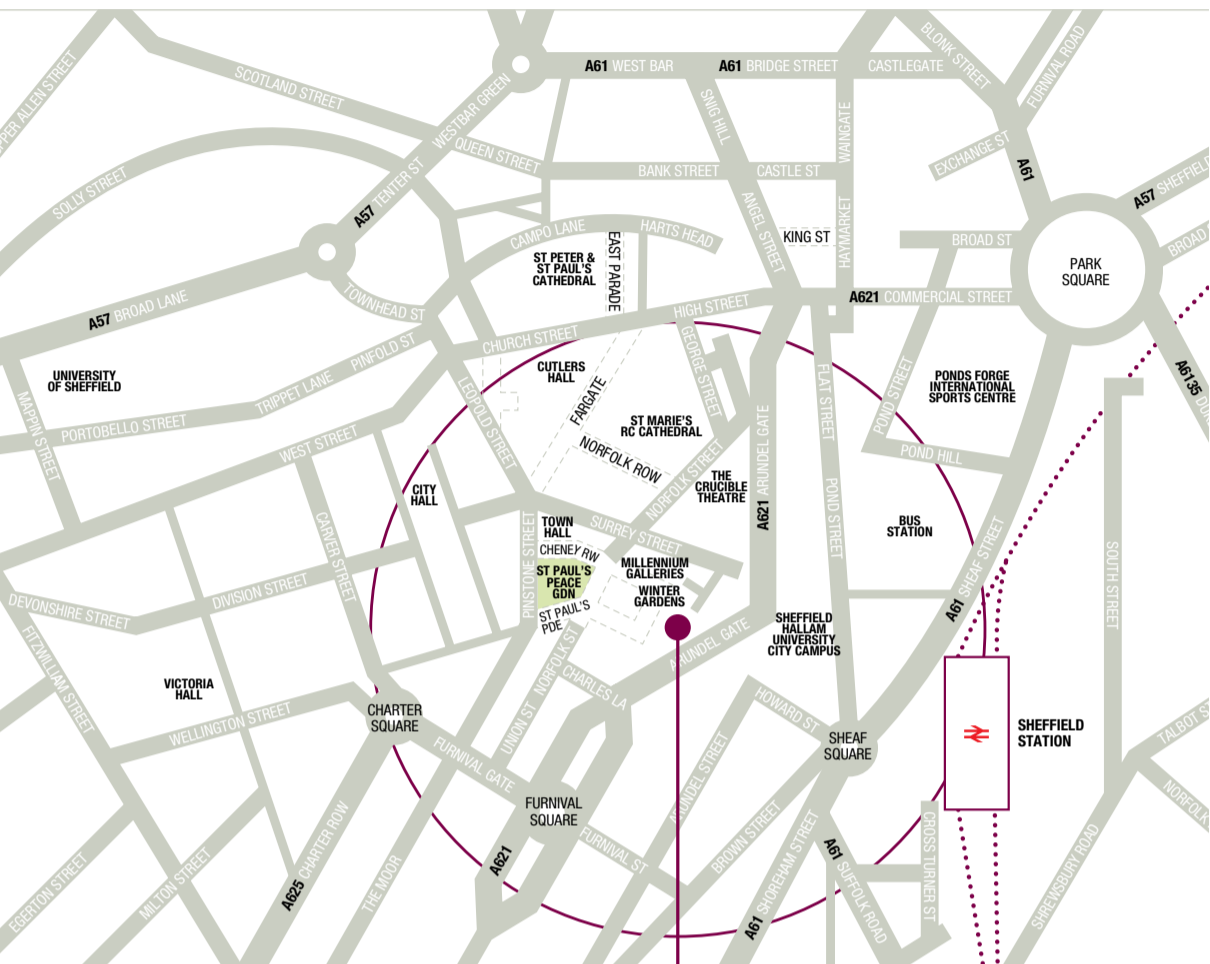
- Villeroy & Boch toilet and basin
- Contemporary white bath
- Paini taps
- Contemporary shower head
- Full height travertine stone tiling
- Bespoke walnut veneered cabinet

En-Suites

- Villeroy & Boch toilet and basin
- Paini taps
- Raindance type shower head
- Full height travertine stone tiling

Indicative of typical specification

LOCATION



CONTACT DETAILS

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Important Notice

1. Particulars; these particulars are not an offer or contract nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property or development and accordingly any information given is entirely without responsibility on the part of the agents, sellers or lessors.

2. Images photographs and other information: Any computer generated images, plans, drawings, accommodation schedules, specification details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fittings and furnishings at this development.

3. Regulations: Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.



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