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TO LET

22,000 sq ft

THREE FLOORS

**EXCELLENT OPEN PLAN
RETAIL SPACE WITHIN AN
ICONIC BUILDING**

**THE CIVIC
HANSON STREET
BARNSELY
S70 2HZ**



The refurbishment of the iconic Civic building has been one of Barnsley's most eagerly anticipated regeneration projects. Situated at the heart of a bustling town centre, The Civic forms a unique hub that has been specifically tailored to meet the needs of the Borough's highly successful creative industries.

The multi-million pound redevelopment of The Civic will bring back into use a much loved building, combining period grandeur with the most up to date of environments. Featuring a unique blend of prime retail and creative workspace, alongside a new exhibition gallery and multi purpose Assembly Room, The Civic will offer a vibrant new environment for people living in, working in, or visiting Barnsley.

The building itself has stood proudly over the town centre for over 130 years and for generations was home to Barnsley's former Civic Theatre. It is this legacy of creating an environment that embraces, celebrates and showcases the best of Barnsley's creative industries which makes The Civic such a special building, and offers a unique opportunity to help shape the future of this important living landmark.



Managing Director and Company Secretary: CM Rowlands FRICS
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What's going to be inside?

Inside The Civic you will find a diverse range of services and facilities aimed at supporting the development of Barnsley's creative industries. These include:

- Bespoke retail opportunities

- Creating a boutique style environment
- Unique shopping experience within Barnsley's town centre.
- There is over 22,000 sq ft (2,000 sq m) of prime retail space inside The Civic, bringing a unique shopping experience into the heart of Barnsley's town centre and offering a chic, stylish environment for innovative and inspirational retailers – and shoppers alike.

- Purpose built creative workspace

- Flexible in size and designed to suit a diverse range of businesses in the creative industries (including creative design and media, visual arts and crafts etc.)

- New assembly room

- Flexible, dynamic performance space
- Suitable for private functions

- Exhibition gallery

- Celebrating the best of Barnsley's creative businesses
- Dramatic views over new landscaped gardens



A new retail area inside the heart of The Civic has been created, allowing visitors to the building to benefit from a unique shopping environment within a chic, stylish surrounding.

With over 22,000 sq ft (2,000 sq m) of retail space, tastefully developed to reflect many of the original features inside the building, there are plenty of opportunities to find space suitable to meet the needs of your business.

There are three very distinct floors of retail space inside The Civic, each one offering a unique opportunity for businesses, staff and customers, and all directly accessible from Mandela Gardens, Hanson Street and through the entrance to the building situated on Eldon Street.

A variety of bespoke retail opportunities are currently available:

Garden Level 9,909 sq ft (902 sq m):

Featuring direct access from both Eldon Street and Mandela Gardens, the Garden Level offers dramatic opportunities for retail within a stunning environment. The space lends itself to boutique-style shopping in one of Barnsley's most desirable retail locations.

Reading Room Level 9,914 sq ft (921 sq m):

The Reading Room includes an ornate ceiling which has been tastefully preserved for all to enjoy. This level also includes two ceiling heights making it the ideal level for different retail offerings!

Terrace Level 8,245 sq ft (766 sq m):

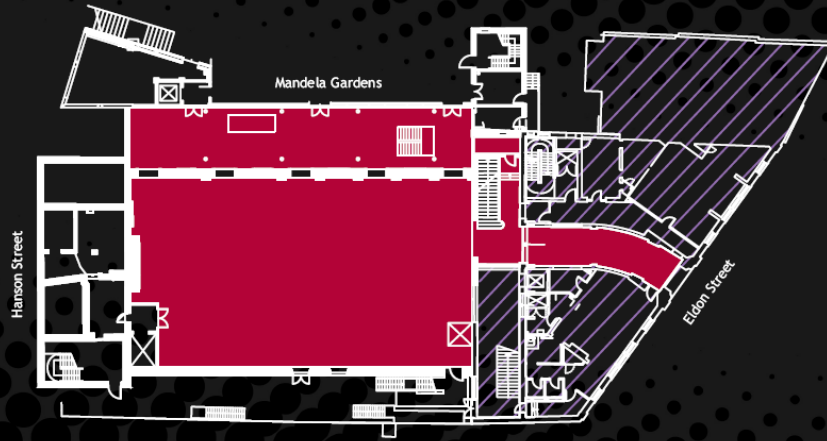
Commanding stunning views of the Mandela Gardens the Terrace Level combines contemporary style with the classical elegance of the original building, helping to create a unique retail environment, and opens directly on to the terrace overlooking Mandela Gardens.

What makes The Civic special?

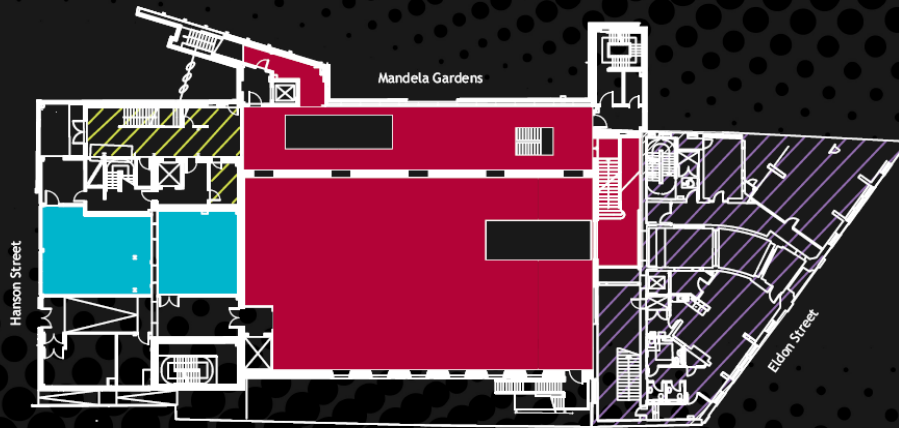
- Prime location
- Flexible space
- Bespoke retail environment
- Opportunity to create a unique shopping experience
- Floors available collectively or as individual options
- Inclusion of many original features inside the building
- A rare chance to shape one of the most important buildings in Barnsley
- Retention of original features



Garden Level



Reading Room Level



Terrace / Gallery Level

