

**EYEWITNESS,
SHEFFIELD.**

CAPITAL&CENTRIC

BACKGROUND.

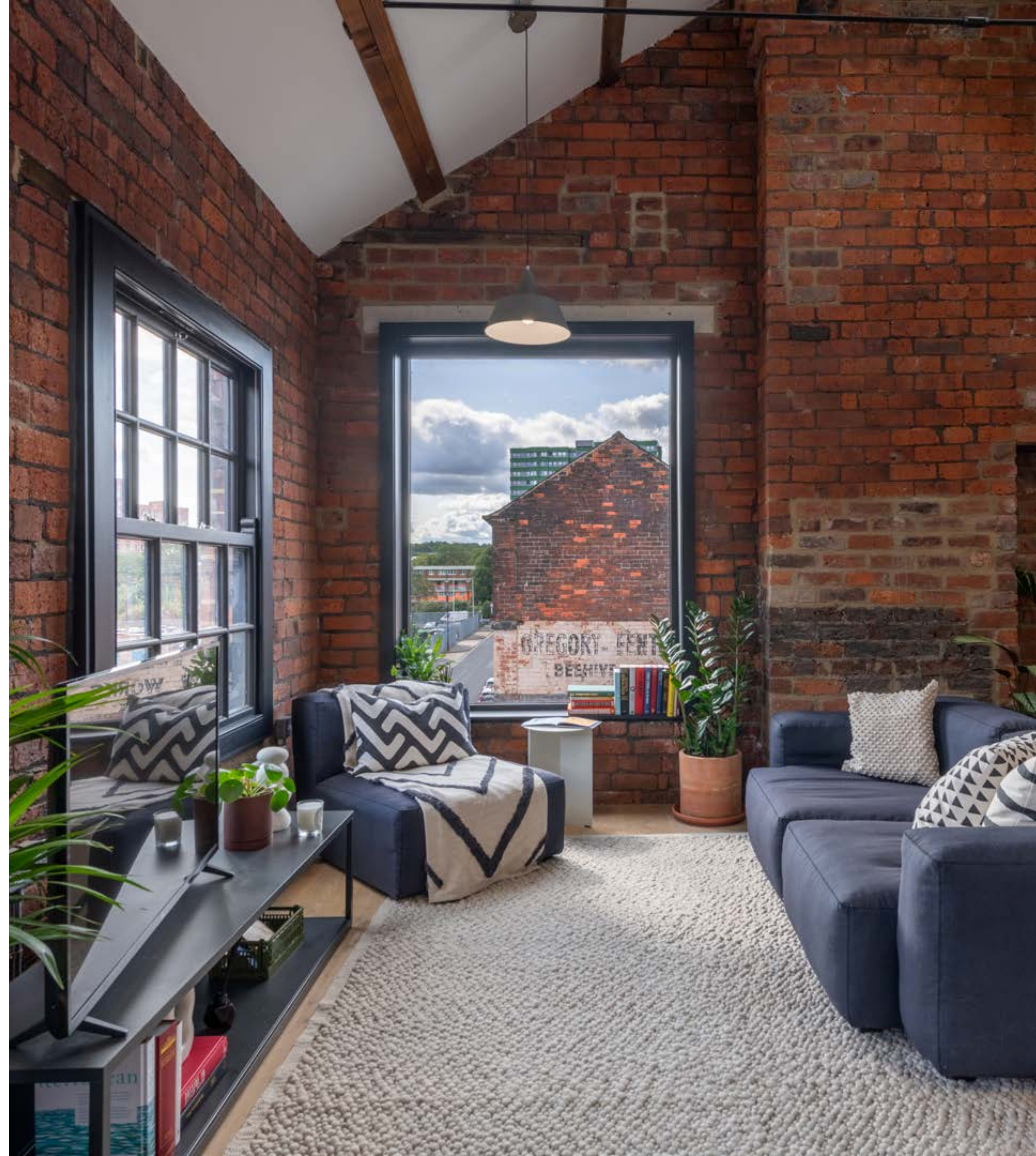
1, 2 & 3 BED HOMES TO RENT IN A RESTORED CUTLERY WORKS IN SHEFFIELD CITY CENTRE.

A community of 97 design-led apartments, duplexes and townhouses across three incredible buildings: Eyewitness Works and Ceylon Works, both Grade II listed former cutlery works, and Brunswick, our industrial-style new build.

Eyewitness is not your average rental, these are proper homes with stunning interiors, Scandi-designed HAY furniture and huge dual-aspect windows that flood the rooms with light.

Designed for renters, Eyewitness takes city living to the next level. Kick back in one of the three courtyards, chill in the residents' lounge, host a movie marathon in the mini-cini, cook up a storm in the private dining room, or pull up a seat in the co-working space.

There's a calendar of resident socials, pets are definitely welcome and the on-site team are around for a natter, to lend a hand and fix any maintenance bits.



MORE THAN JUST A HOME.

Eyewitness is made for renters. Living here comes with the extras you didn't know you needed: regular socials, resident services, the Capital&Centric app, secure bike storage, EV car parking, parcel lockers, CCTV, and more. All our homes are pet friendly and we've got you sorted with a resident team and our on-site maintenance team.

Three wild, green courtyards are hidden within the walls of Eyewitness. These lush secret gardens are the beating heart of the community, a place to slow down, kick back and hang out with your neighbours (and their dogs) with an evening drink.

The Lounge is a multifunctional space made for socialising. It has a co-working space for those WFH days, mini-cini for those big screen moments, private dining space for when you want to impress, and a residents' lounge for well ... lounging. Super-fast WiFi and brews included.



Lush, green courtyards



Residents' lounge



Mini-cini



Private dining room



Co-working space



Residents' events



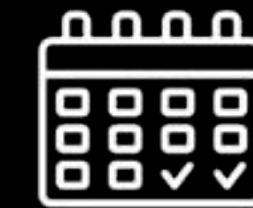
Pet friendly



HAY furniture



No deposit



Contracts from 6 months



Capital&Centric app



Bosch appliances



On-site maintenance



Concierge



Secure bike storage



EV car parking



Parcel lockers



CCTV



Apartments, duplexes & townhouses



Grade II listed buildings



THE LOCATION.

RIGHT ON YOUR DOORSTEP.

Eyewitness is in the mix of Sheffield's Devonshire Quarter, a neighbourhood packed full of independent bars, eateries and stores.

The city centre is less than a 5 min walk away, making Eyewitness the perfect base to explore the best of Sheffield.

EYEWITNESS
THOMAS STREET
SHEFFIELD
S3 7LQ

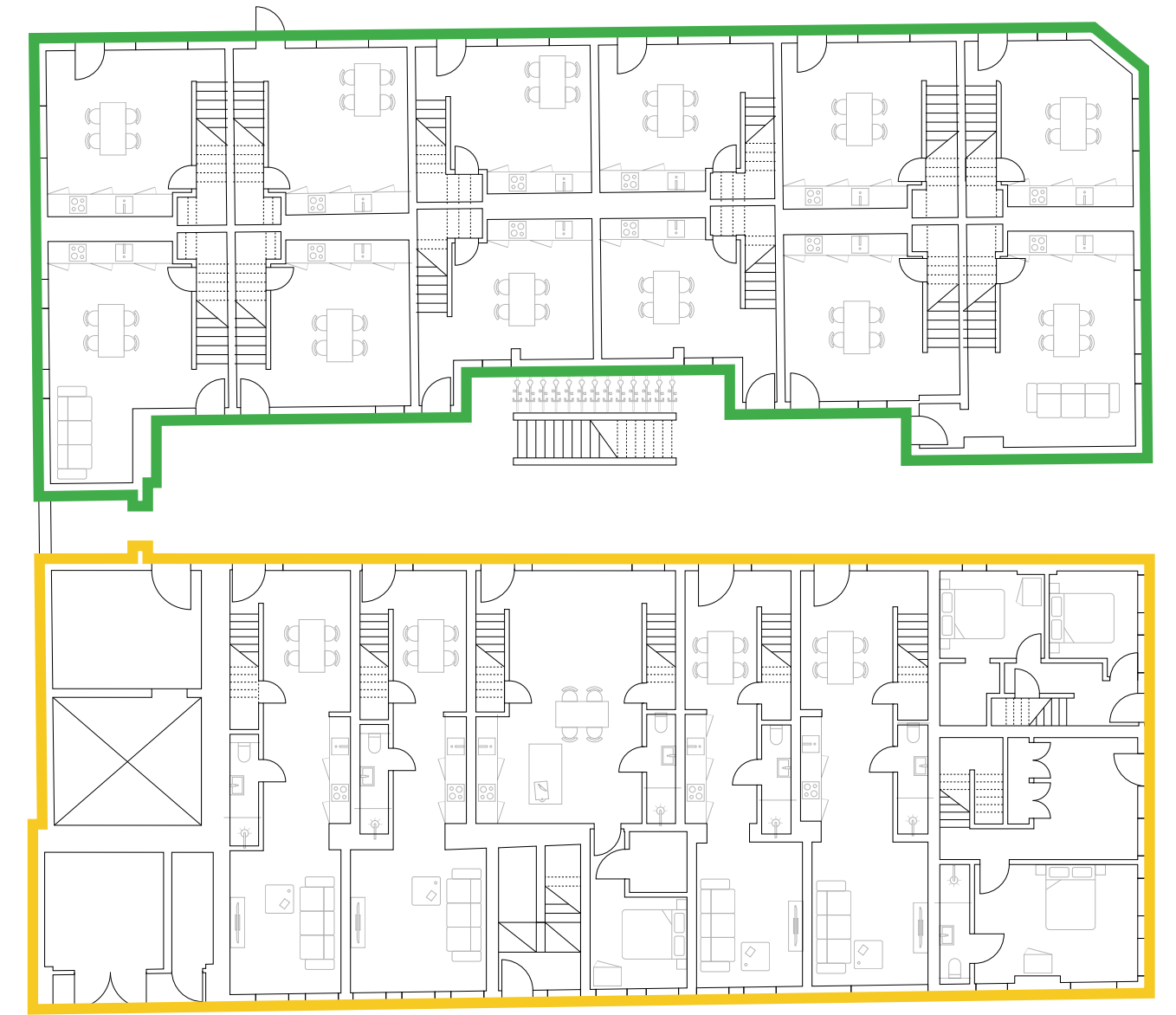
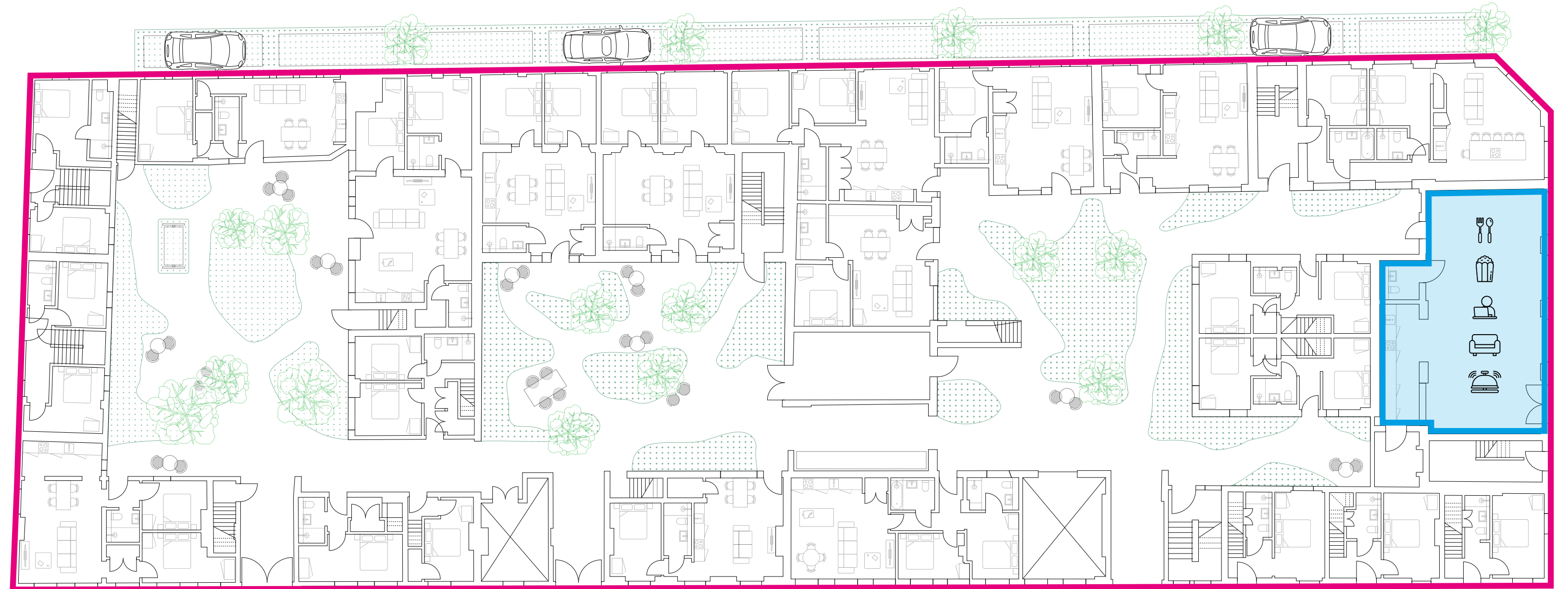


THE DIGS.

THE FLOOR PLANS.

Our homes are designed to maximise space, making them 20% bigger than the average new build. Each home is packed with original features and most have dual aspect windows overlooking the lush, green courtyards.

-  Eyewitness Works
-  Ceylon Works
-  Brunswick
-  The Lounge





THE HOMES.

INTERIORS WITH BAGS OF CHARACTER.

With design-led interiors in five distinct styles, open plan layouts, Scandi-designed HAY furniture and huge dual-aspect windows that soak rooms in light, Eyewitness is made for living.

The apartments, duplexes and townhouses are around 20% bigger than the average new build. Each home is packed with character, from original red brick and timber beams in the Grade II listed Eyewitness Works, to exposed concrete features in Brunswick, our industrial style new build.

Our homes are kitted out to the highest spec, with top quality kitchens and bathrooms, Bosch appliances, and Boen engineered timber or concrete floors. You'll be inviting everyone round to show off your new gaff.

Most of the homes are furnished by Copenhagen-based HAY, with designs that blend art, fashion and architecture. The Scandi-designed furniture is high quality, comfy and sustainably sourced, low carbon, ethical and contains no noxious chemicals.

There are a handful of unfurnished homes available, each with their unique style, as seen on Channel 4's The Big Interiors Battle.





TRADITIONAL MILL.

TRADITIONAL MILL.

EXPOSED BEAMS & RED BRICK DREAMS.

Homes that celebrate the best features of the historic Grade II cutlery works, with exposed red brick and timber beams. Packed full of one-off original features like fireplaces and safes.

WHERE: Eyewitness Works & Ceylon Works.

BED: 1, 2 & 3 beds.

TYPE: Apartments, duplexes & town houses.

WALLS: Original exposed red brick.

FLOORS: Boen oak engineered timber.

WINDOWS: Sash, aluminium, picture & skylights.

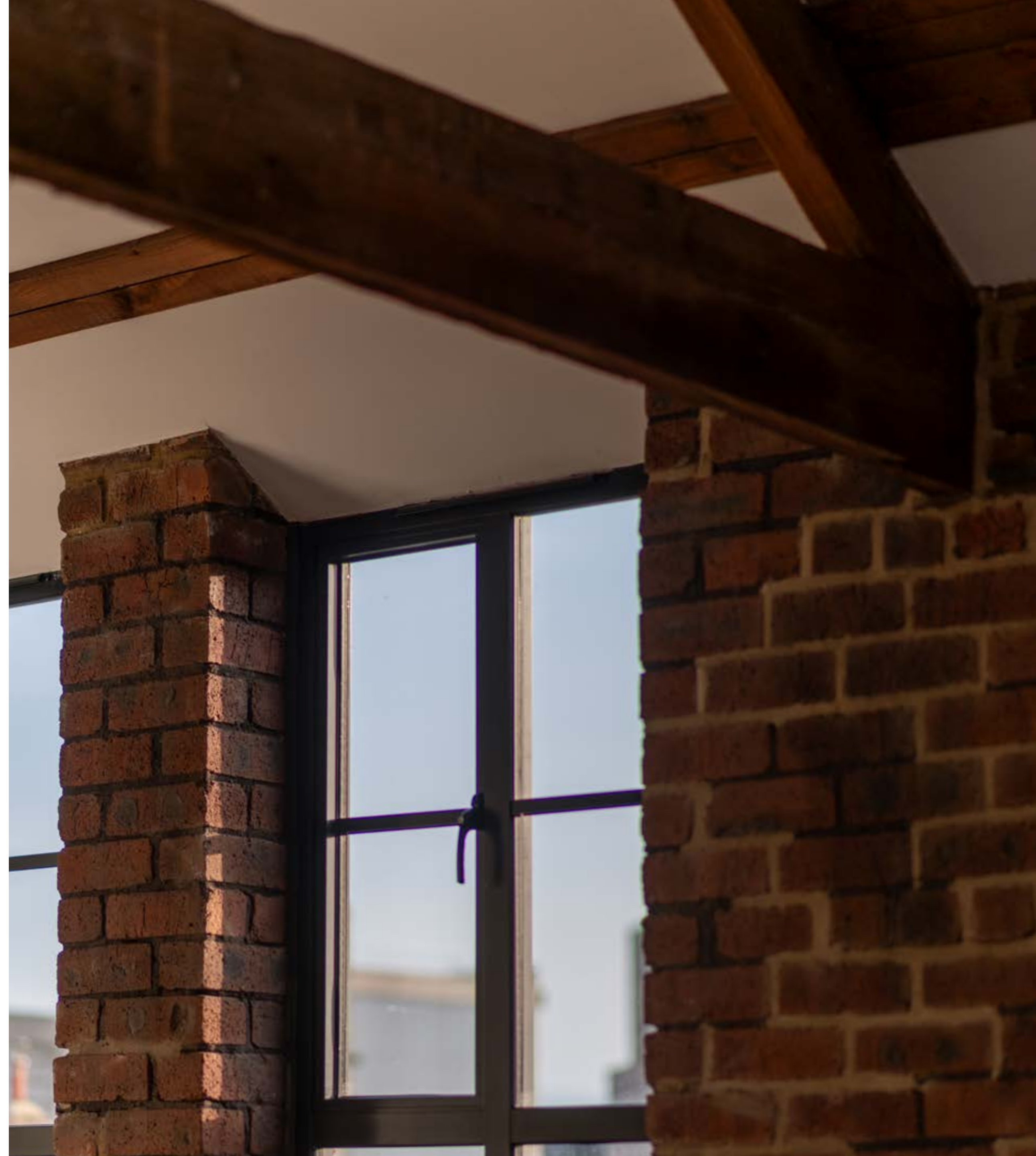
CEILINGS: Painted white.

BEAMS: Exposed timber beams & trusses.

FEATURES: Original safes & fireplaces.

KITCHEN: Matt grey kitchen with Silestone worktop and splashback. Bosch appliances, including induction hob, oven, dishwasher, fridge freezer & microwave (dependent on kitchen type).

BATHROOM: Cement-grey wall and floor tiles with silver trim. Shower head with separate handheld shower.







THE INTERIORS.

COMING VERY, VERY SOON.

NEW YORK LOFT. URBAN PAD.

1, 2 & 3 BED APARTMENTS.

In the 1950s, the eastern wing of Eyewitness Works was completely wiped out by a fire. Luckily for us, the custodians at the time rebuilt it with concrete soffits, chunky steel beams and Crittal windows.

So of course, we exposed the concrete and steel, and have painstakingly restored the Crittal windows back to their former glory.

THE GALLERY.

1 & 3 BED DUPLEXES.

Part of Ceylon Works, the living space has towering double-height ceilings, exposed brickwork and skylights that flood the room in light.

Bed decks are tucked away upstairs on the mezzanine, perfect for snoozing, daydreaming or a bit of alone time.

1 & 2 BED APARTMENTS AND DUPLEXES.

These homes might be new build but you won't find any boring white boxes around here, there's enough of them in this city. With exposed concrete features and piping, Urban Pads are packed with character.

Open plan living gives you more space to move and huge floor-to-ceiling windows soak the rooms in light.

SCANDI BOX.

2 BED APARTMENTS.

Perched on top of the 1950s wing of Eyewitness Works, these super-modern homes are Scandi-inspired with plywood panelling.

Overlooking Thomas Street, they each have their own private terraces. There are just two of these stunners available!

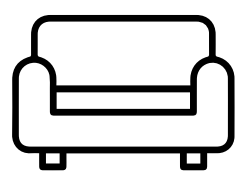


THE LOUNGE.

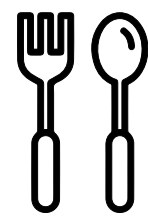
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Book out the space on the residents app for your own private use, or just pop in with your laptop throughout the day to get that office vibe at home.



The Lounge



Private Dining



Co-Working



Mini-Cini



Yoga Classes



Craft Workshops





BACK IN THE DAY.

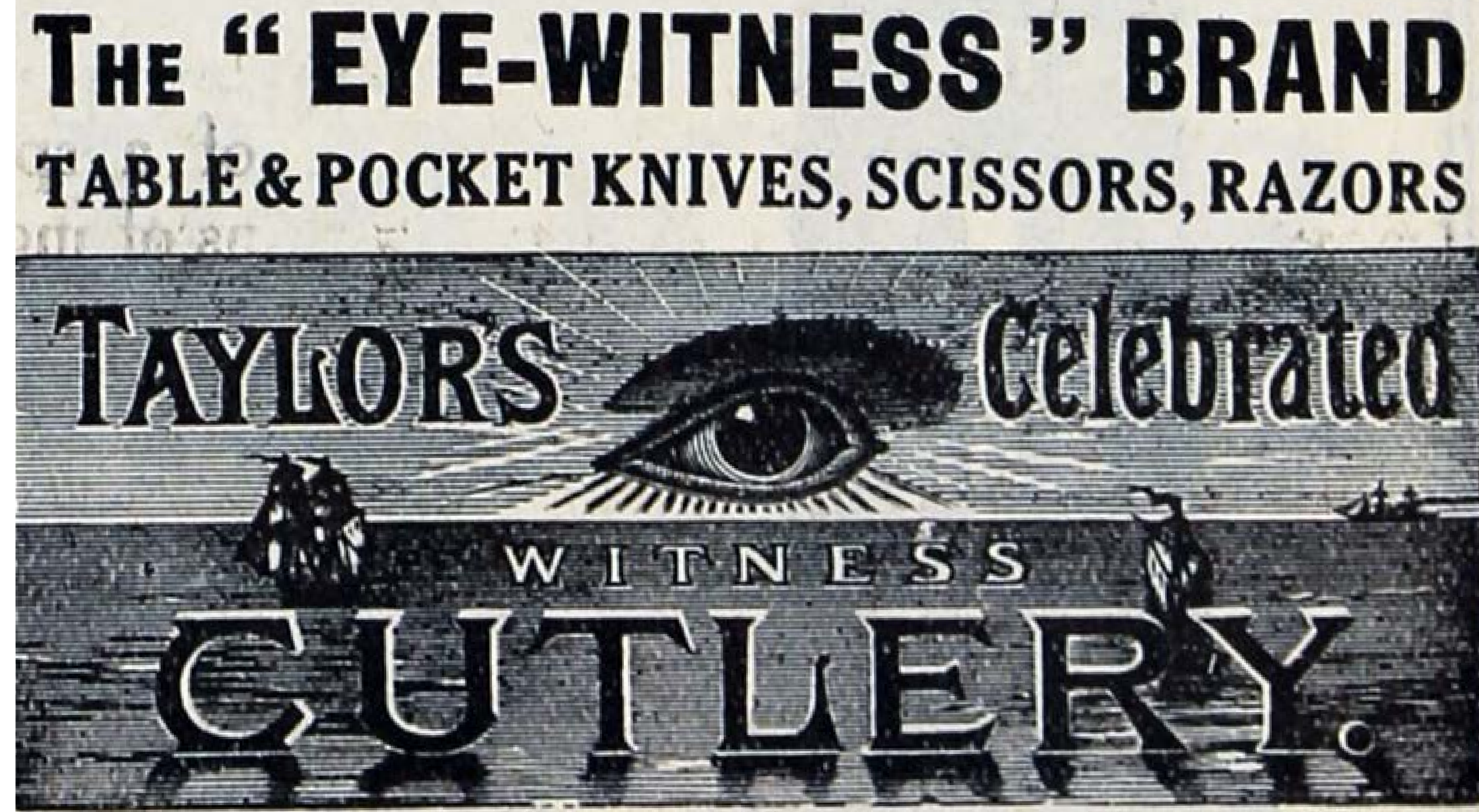
OOZING WITH HISTORY.

Eyewitness' rich history dates back to 1820 when John Taylor set up a pocketknife and edge tools workshop. Inspired by a line in Shakespeare's Henry IV - "No eye hath seen better" - Taylor was granted the "Eye Witness" trademark in 1838. The all-seeing eye was used as a recognisable symbol for all, even those who couldn't read.

In 1852 the business moved into Eyewitness Works, a purpose-built cutlery works, where skilled craftsmen made pocketknives, scissors, and kitchen knives. The workshop started as five single storey bays and was driven by steam. The 40ft chimney stack still stands tall today.

Little Mesters crafted cutlery here for over 150 years before moving out in 2018. Since then, it's been home to Phlegm's Mausoleum of the Giants, an art exhibition of handcrafted, towering giants. Like the dedicated cutlers that worked here 170 years ago, local legend Phlegm handcrafted towering creatures, dedicating 5 months of his life creating something worth queueing for. And people did. In just 3 weeks, 12,081 pairs of eyes from all over the world gazed upon the art within our walls.

Not only did Eyewitness play a starring role in the steel city's history, it was also the star of Channel 4's The Big Interiors Battle in 2023. Hosted by AJ Odudu, the show saw 8 interior designers transform apartments into their perfect home.



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CALL FIRST DIBS!

What are you waiting for?

Get all the deets on our website

www.capitalandcentric.com/eyewitness

Want to book a viewing?

eyewitness@capitalandcentric.com

Check out our **FAQs**

Or give us a bell

Liz on 07780 301 353

or Emily on 07557 210 329

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