



Park Hill, South Street, Sheffield, S2 5QY

To Let / For Sale | 3,000 to 6,000 sq ft

2 new commercial units available 2027/28 at one of the most iconic buildings in the UK - available to let or to purchase

Park Hill, South Street, Sheffield, S2 5QY

Summary

- Rent: Rent on application
- Business rates: TBC
- EPC: C
- Lease: New Lease

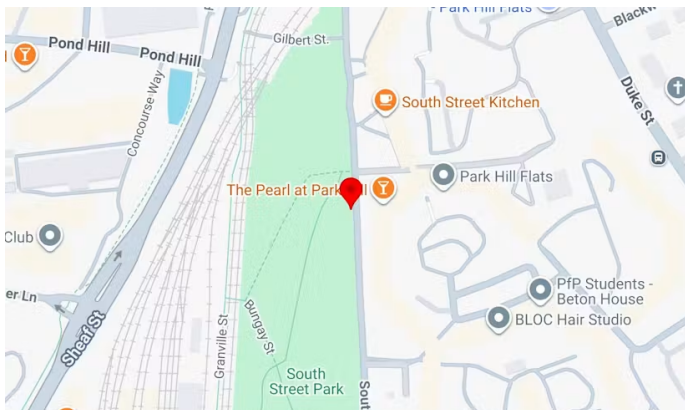
Further information

- [View details on our website](#)

Contact & Viewings



Tim Bottrill
0114 299 3121 | 07810 865561
tim@colloco.co



Description

We have two units which will be available as follows:

- Commercial Unit 1: available February 2028, this will have excellent floor to ceiling height allowing for a full mechanical and engineering fit out. To that end, we believe the space would be ideal for a restaurant, bar or other food and beverage business;
- Commercial Unit 2: available from August 2027, we believe this space would be ideal for a variety of businesses - including those operating in the health/fitness/wellbeing field.

Location

Park Hill is like no other place. Iconic is an overused term, but it really does apply to Park Hill. Completed in 1961, the Grade II* Listed Park Hill (the largest Listed structure in Europe) is a landmark on the Sheffield skyline atop one of the city's seven hills immediately to the east of the mainline railway station and city centre. It is already full of character and Urban Splash want to continue to create a world class landscape, inside and outside its walls. Urban Splash want to create a real community - with homes, workspaces, art and more green space than ever in shared gardens. Phase 1 laid the foundations; Phases 2 and 3 delivered the destination. Phase 4 will build on this success.

Accommodation

Description	sq ft	Price	Availability
Commercial Unit 1	3,000	poa	Available
Commercial Unit 2	3,000	poa	Available



Availability and Specification

Phase 4 will deliver two commercial units, both available to let or to purchase. Phase 4 is the continuation of Urban Splash's redevelopment of the estate, which to date has included new homes, a new resident's garden and over 20,000 sq ft of mixed use commercial space, including offices and cafes. Phase 1 of Park Hill boldly paved the way for renewal and stripped the building back to its concrete frame. Their approach to Phase 4 - working in partnership with award-winning architects Mickhail Riches - continues a light touch, keeping as much of the existing concrete fabric as possible while introducing some colour. The original brick facades are being retained - part of the original features.

The units will have a basic fit out, ready for the tenant or purchaser to fit out their spaces to their own specification.

Tenure

Both units are available to purchase each on a new 250 year long lease.

The ground rent will be based on 50p per sq ft per annum and index linked with reviews every 10 years.

Alternatively both units are available to let by way of FRI leases on terms to be agreed.

In both instances, a service charge will be levied.

Timing

Construction of Phase 4 has already started, with completion of the main scheme being ongoing.

