



CAPITALISE ON BUSTLING COMMUNITY

## Block 2, Pennine Five

41 Silver Street Head, Sheffield, S1 2DD

**Unique opportunity to create bespoke commercial space at the heart of the P5 community: health & fitness, F&B, retail, office, showroom, etc**

**4,203 sq ft**  
(390.47 sq m)

- Opportunity to create focal point for on-site businesses
- One of 5 blocks, one connected community
- Part of self-contained campus in City Centre
- Bustling with 3,500 professionals offering significant footfall
- Stylish communal central plaza on site

# Block 2, Pennine Five, 41 Silver Street Head, Sheffield, S1 2DD

## Description

Our client is renewing and reimagining the 5 landmark existing 1970s office blocks off Tenter Street, formerly occupied by HSBC. This has a much lower environmental impact than a newer building through recycling and re-use. The aim is to deliver a bustling campus for 3,500 professionals which will be set around a stylish outdoor plaza. This will provide an inclusive and welcoming focal point for both on-site businesses and the surrounding residential community.

## The Opportunity

The 4,203 sq ft ground floor of Block 2 presents a unique opportunity to create a business space that capitalises on a bustling community of 3,500 professionals and the significant increase in footfall generated from the campus' landmark plaza. Our clients recently agreed to let the upper floors of Block 2 to Spaces – a world-class serviced office and co-working provider. Situated directly above the available suite and with a shared entrance, Spaces will open early in 2023 and become home to a wide array of businesses and over 300 professionals. Currently in shell condition, the ground floor space can be tailored to suit a mix of uses that will help enhance Pennine Five's high-end environment and contribute to the exciting work-life balance ethos being created. Opportunities include:

- Health & Fitness
- F&B
- Cafe/Coffee Shop
- Convenience Store/Retail
- Office
- Showroom

## Location

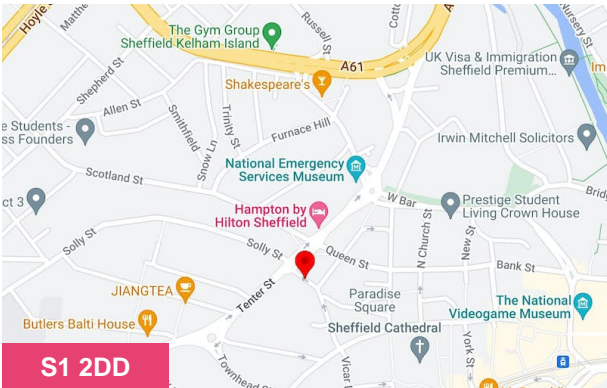
A truly accessible location, Block 2 of Pennine Five is a 12 minute walk to Sheffield train station, with the Cathedral tram stop within 4 minutes walk. Fargate (the high street) is a 5 minute walk away.

## Terms

The ground floor is available to let by way of new lease at a discounted rent in a shell condition. Alternatively, our clients and their professional partners can work closely with a suitable business to deliver the fit out desired.

## Further Information

Our clients, RBH, would welcome further discussions about the space and further details can be gained from either ourselves or our joint agent, Peter Whiteley at Knight Frank.



## Summary

Available Size	4,203 sq ft
Business Rates	TBC
Service Charge	TBC
EPC Rating	Upon Enquiry

## Viewing & Further Information



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Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 17/10/2023

