

Unit 10

Park Hill

Space to  
work and play

Commercial  
space for sale  
1,527 sq ft



Conceived in the 50s by Sheffield City Council architects Ivor Smith and Jack Lynn, they had a vision that would transform the way people lived and worked.

Years of under-investment left the infamous Park Hill estate in a state of decline. Yet, in recognition of its architectural and social importance Park Hill was Grade II Listed by English Heritage in 1998, becoming the largest Listed building in Europe.

Urban Splash fell in love with the brutalist giant. We had a vision to regenerate the notoriously neglected estate into a place people would love to live in again.

We're creating a vibrant and sustainable neighbourhood for the 21st Century. A neighbourhood filled with creativity and culture. We're looking firmly to the future whilst respecting the history of this iconic building.

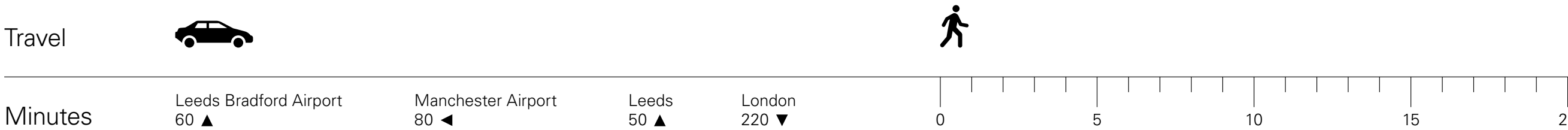
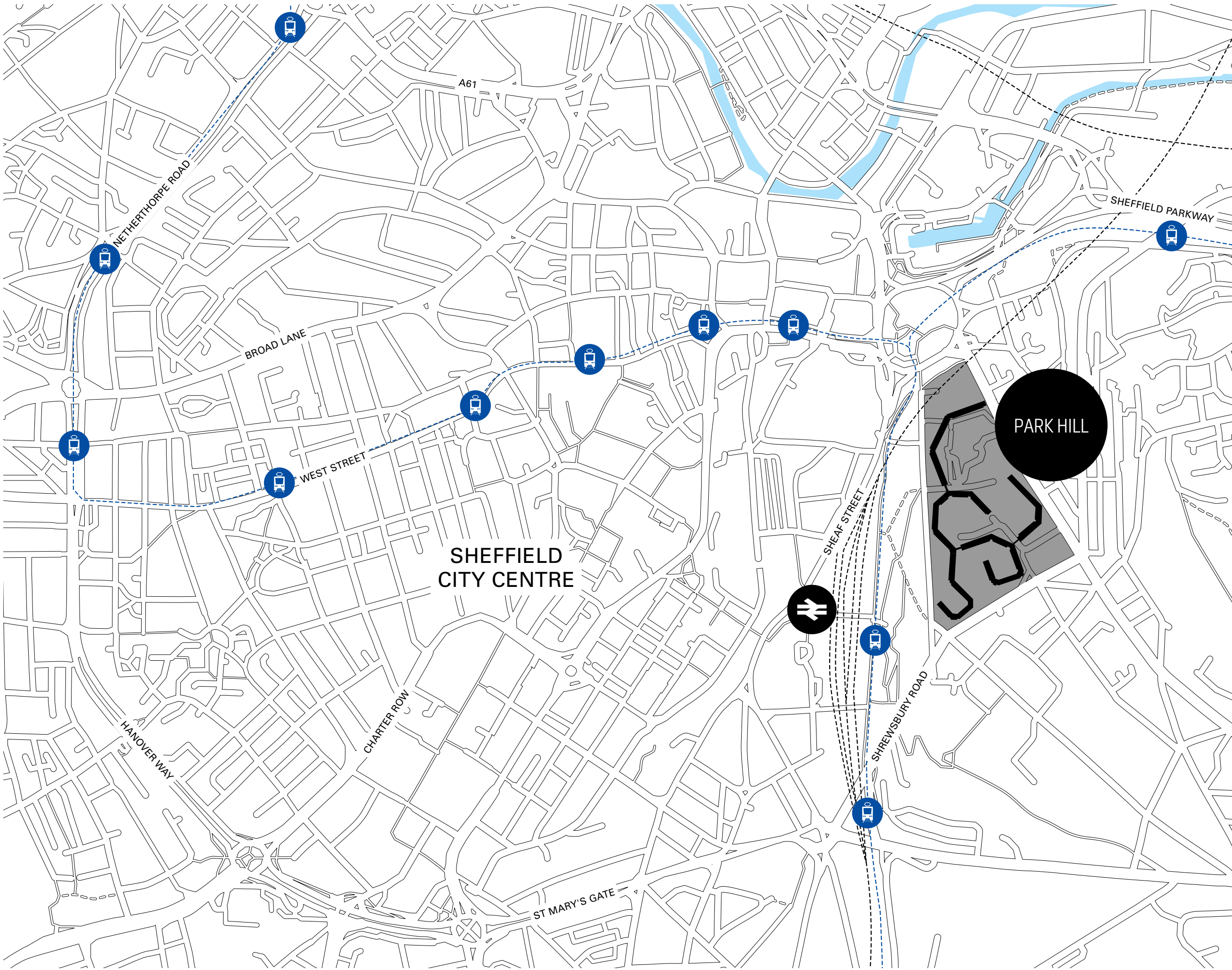




Unit 10  
108 Hague Street  
Park Hill  
Sheffield  
S2 5DW

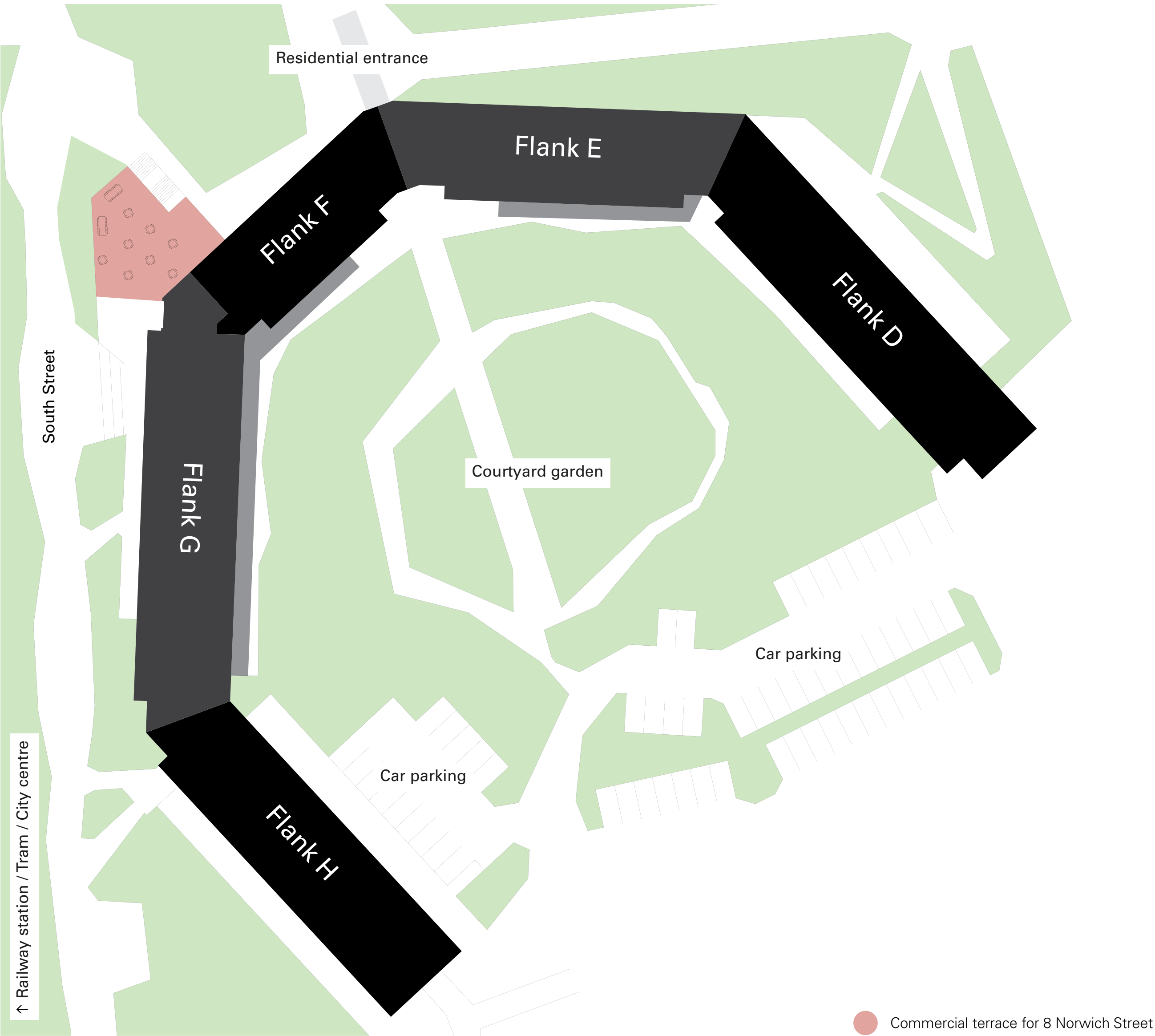
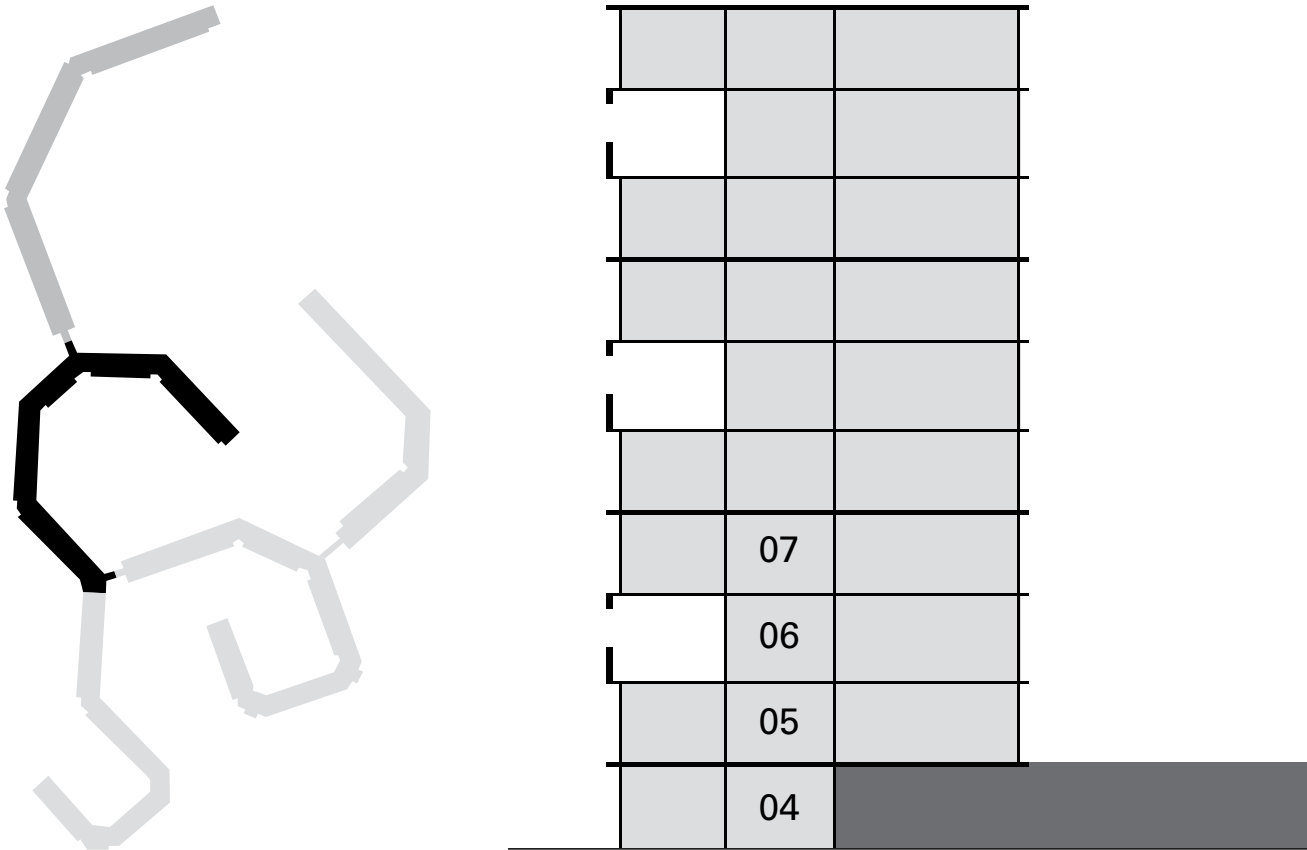
Park Hill is super easy to get to, just 5 minutes by foot from Sheffield train station, which will link you to routes across the country. Along with the tram stop, linking you all over the city. The main roads by Park Hill will provide easy access in and out of the city and just a short drive to the M1 and Peak District.

Being so close to the City Centre, you can literally pop to the shops on your lunch break, enjoying the high street and all the independent businesses accompanying the area.



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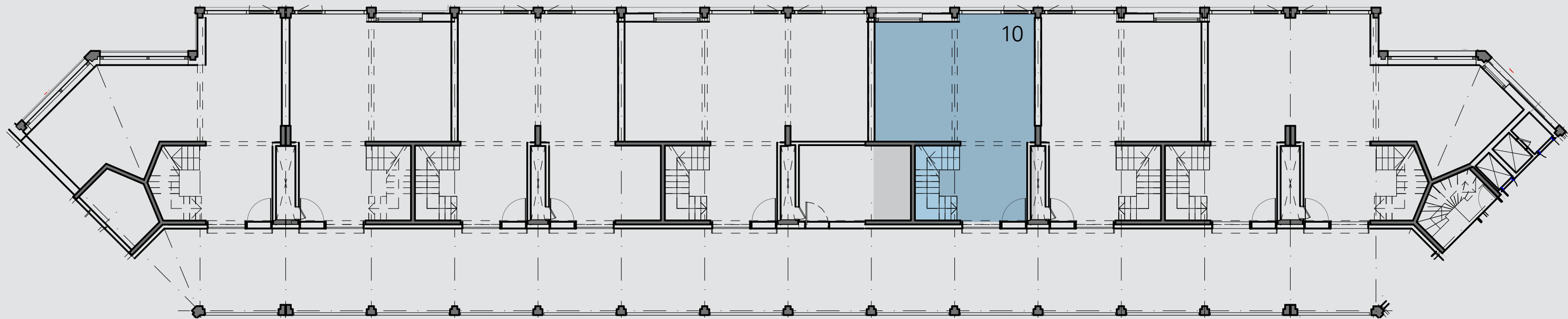
Unit 10 is a duplex commercial suite that is situated on floors 6 and 7 of Flank G. The space extends to 1,526 sq ft with access provided from South Street.



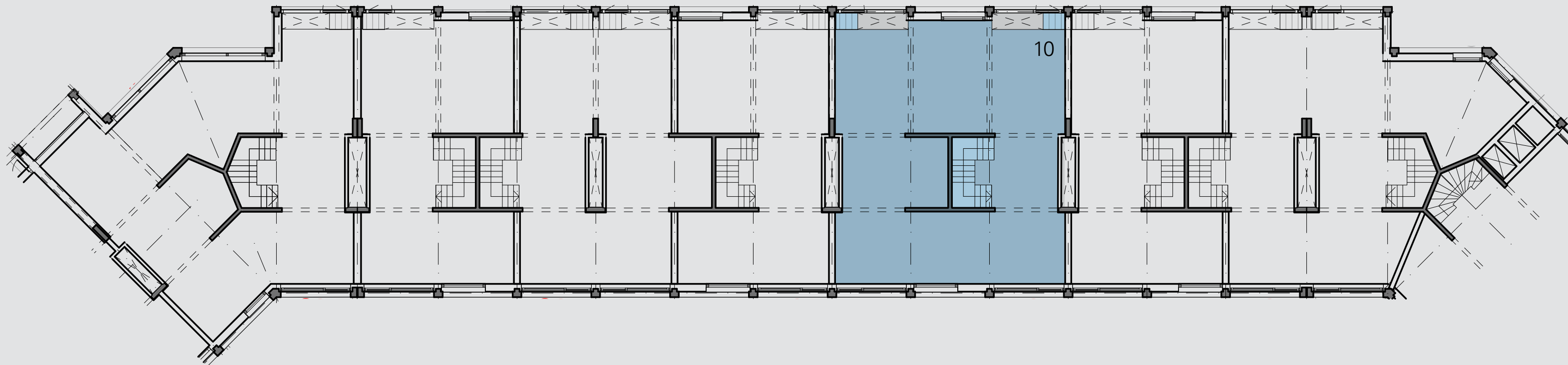
Floorplans

Level 06	463 sq ft
Level 07	1,063 sq ft
Total	1,526 sq ft

Level 06 — Flank G



Level 07 — Flank G





## Specification

- Raised access flooring
- Capped water, waste and drainage
- Full height double glazing
- Fireboarding of ceilings
- 8 way TPN distribution board installed
- High speed Openreach / Hyperoptics fibre connectivity

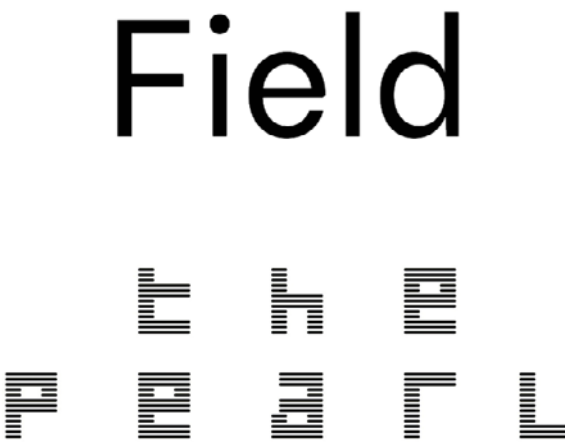
## Tenure

Long Leasehold interest  
— 250 years at a peppercorn rent





You're in  
good company





On site amenities



Abudance of  
outdoor space



Outdoor  
seating areas



Parking



Coffee  
shop



Nursery



Convenience  
store



Bike  
storage



Pub



Hairdresser /  
Barber



Get in touch



0333 666 0000  
space@urbansplash.co.uk

Agents

Colloco  
Tim Bottrill



07810 865 561  
[tim@colloco.co](mailto:tim@colloco.co)

CPP  
Rob Darrington



07506 119 770  
[rob@cpppartners.co.uk](mailto:rob@cpppartners.co.uk)

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