



## High Quality Self Contained Office 1,135 Sq Ft (105.44 Sq M)

- Let us show you around and we promise you will be impressed!
- Fully fitted ready for immediate occupation
- Cutting edge Brutalist design



# High Quality Self Contained Office

## 1,135 Sq Ft (105.44 Sq M)

### Location

Perched overlooking Sheffield City Centre, immediately behind Sheffield Main Line Train Station and Park Square roundabout, this location has unrivalled accessibility, with direct access for cars, buses, trains and the Supertram network, as well as a quick walk or cycle directly into the city centre.

### Description

Park Hill is a Brutalist, concrete icon, and the largest listed building in Europe. Standing proudly at the top of hill overlooking Sheffield city centre, Park Hill was a utopian vision, created in 1961 to create a new community for families. Its distinctive 'streets in the sky' were places in which families congregated and life thrived.

Fast forward to 2023, and Park Hill is that place once more, re-imagined, re-invigorated and regenerated.

Key to Urban Splash is the creation of "a community" at Park Hill. Part of this is having great people in the workspaces such as The Pearl, South Street Kitchen, the Grace Owen Nursery, Human, Warp Films, Airship, Alpha Recruitment, Content OD, Pukator, Kada Research, AAD Architects, Can Studios, 12 Miles North and Hive IT. Park Hill also proudly accommodates the social enterprise, S1 Art Gallery.

This subject office has been fitted out to a very modern standard and is ready for any Tenant to occupy immediately.

### Accommodation

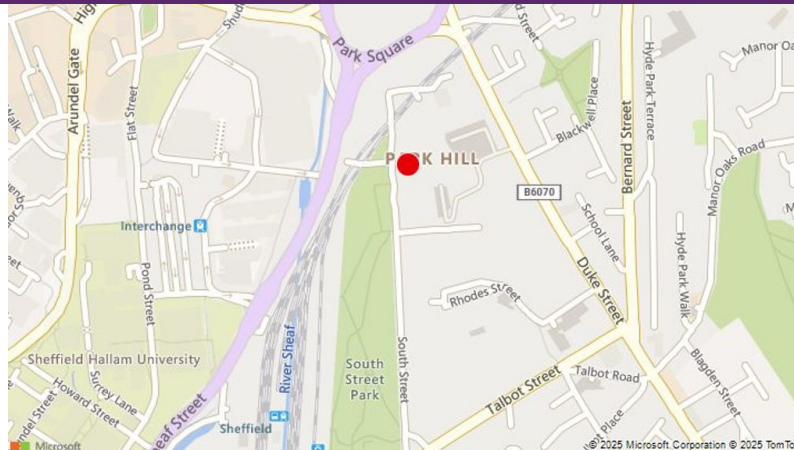
DESCRIPTION	SQ FT	SQ M
3&4 South Street	1,135	105.44
<b>TOTAL</b>	<b>1,135 SQ FT</b>	<b>105.44 SQ M</b>

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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