

# TO LET.



*Individual Self Contained Offices – providing flexible, bright working environment with panoramic views of the city.*

**9 South Street, Park Hill, Sheffield, S2 5QY.**

## Location.

9 South Street, Park Hill forms part of the award winning Park Hill development undertaken by Urban Splash. The property is well located within the city centre, immediately to the rear of the train station and therefore affords superb accessibility to all public transport communications including train, Supertram and buses. Further, it is a short walk from the Sheffield Hallam University Campus and Ponds Forge Sports Complex. Beyond is the city core, with restaurants, bar and retail offer.

The Park Hill development has been imaginatively developed, providing commercial space at lower levels and residential apartments to the upper floors. A recent addition to the amenity on site includes the eat in / takeaway offer at South Street kitchen, which is within a stones throw of the subject property, providing an ideal place to relax and socialise.

## Description.

9 South Street is arranged over three floors and comprises Ground Floor with street level access to the front, this is ideal for a reception / welcome area with kitchenette, fridge and built in stand up desking. Immediately to the rear of the ground floor is a decked area which captures the sun and makes for additional socialising space. A staircase leads to the first floor, with additional entrance to the rear access and use of a communal lift. The First Floor accommodation comprises office / events space, break out areas, enclosed meeting room / testing lab, comms room and WCs including an accessible toilet. The staircase continues to the second floor, benefiting from dual aspect, with superb natural light and attractive views across the city sky line. There is a central kitchen area, with eco friendly dishwasher, under counter fridge and general store and two sound proof break out / meeting rooms. The accommodation throughout has double glazed windows on tilt and turn mechanisms, providing natural ventilation. There is an eco friendly heating system and LED lighting throughout.

## Accommodation.

Description	Sq M	Sq Ft
Ground Floor	516	47.94
First Floor	1,571	145.95
Second Floor	2,066	191.94
<b>Total</b>	<b>4,153</b>	<b>385.83</b>

## Additional Information.

The suite also benefits from a fire alarm and burglar alarm and there is a service charge which covers the external fabric of the building, but excludes the windows, for which there is a separate insurance premium, maintenance of external landscaping, CCTV and security inspections, along with the use of two car parking spaces within the car park. We are informed the current service charge budget is £2.30 per sq ft per annum exclusive.

## Car Parking.

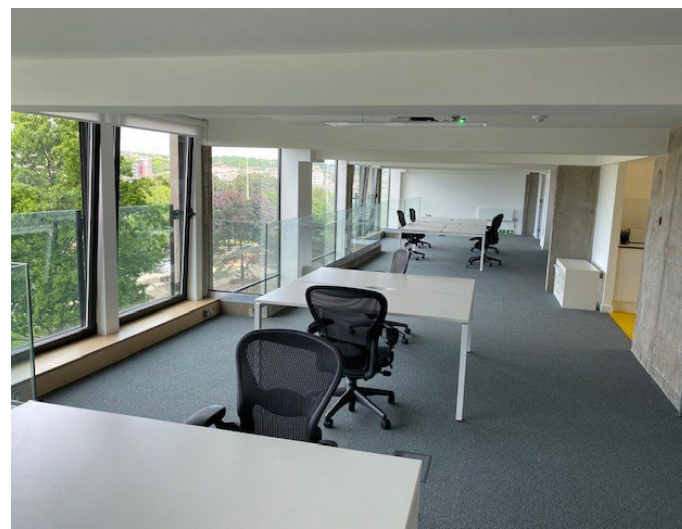
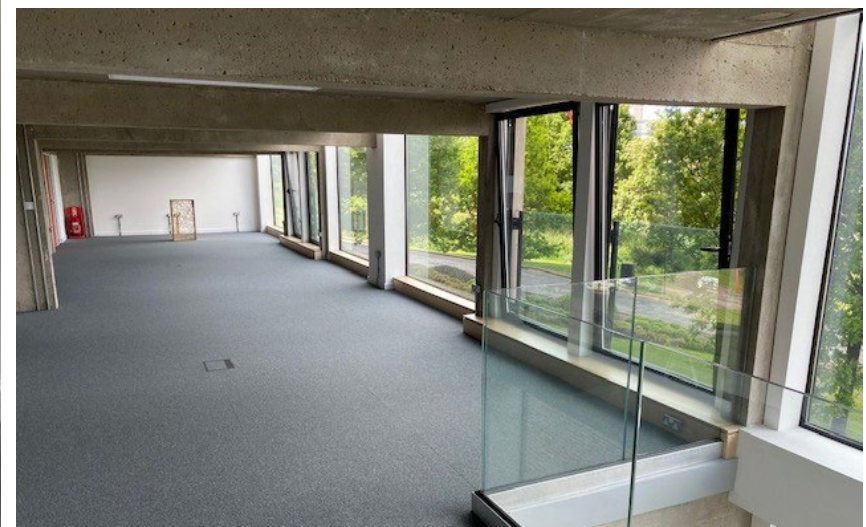
There are two car parking spaces allocated to the suite.

## Quoting Terms.

The property is available to let on a new lease at a rent of £17.50 per sq ft per annum exclusive. Further information is available on request.

**Subject to Contract.**







# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated 30 July 2021. Photographs dated July 2020.

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