

Property Consultants



To Let

Hatfields Park, Sharrow Vale Road, Sheffield S11 8ZD



- Newly Redeveloped Retail/Leisure Park
- Excellent Position on Sharrow Vale Road
- Various Units Available Ranging From 750 sq ft – 15,000 sq ft
- Rare Opportunity Within the Heart of Sharrow Vale
- Suitable for a Variety of Uses
- Generous Onsite Car Parking Provision

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LOCATION

Hatfields Park is situated approximately 1.5 miles from Sheffield city centre in the popular Sharrow Vale district, just off Ecclesall Road, one of the city's principal arterial routes.

The surrounding area is predominantly residential, with the property located within easy reach of the vibrant Sharrow Vale Road and Ecclesall Road amenities, offering a wide range of shops, restaurants, cafés and bars.

Notable nearby landmarks include Dyson Place, The Lescar, Nonnas and Lost & Found, together with a variety of independent retailers, as well as both Waitrose and M&S.

DESCRIPTION

An exciting opportunity to secure space within a newly redeveloped retail and leisure destination. Formerly occupied as a car sales showroom, the site is being comprehensively transformed into a vibrant multi-unit commercial park designed to accommodate a range of retail, leisure, food & beverage and service-led occupiers.

The scheme will provide seven self-contained commercial units of varying sizes, offering flexible accommodation suitable for both established operators and independent businesses seeking a prominent and accessible location.

The development benefits from extensive on-site customer and staff parking. Opportunities also exist for outdoor seating and customer breakout areas.

The redevelopment aims to create a modern and attractive commercial destination capable of serving both local residents and destination visitors alike, bringing new retail and leisure opportunities to this well-established area of Sheffield.

Further information plans and availability available upon request.

ACCOMMODATION

Unit 1	3,204 sq ft	297.7 sq m
Unit 2	3,458 sq ft	228.4 sq m
Units 3-6	760 sq ft	70.7 sq m
Unit 7	4,503 sq ft	418.4 sq m

Units can be combined or split to suit your requirements.

Please contact the agents to discuss your needs.

RENTS

- Unit 1 - £50,000 Per Annum**
- Unit 2 - £40,000 Per Annum**
- Units 3-6 - £20,000 Per Annum**
- Unit 7 - £40,000 Per Annum**

The units are available to let on a new lease for a term to be agreed.

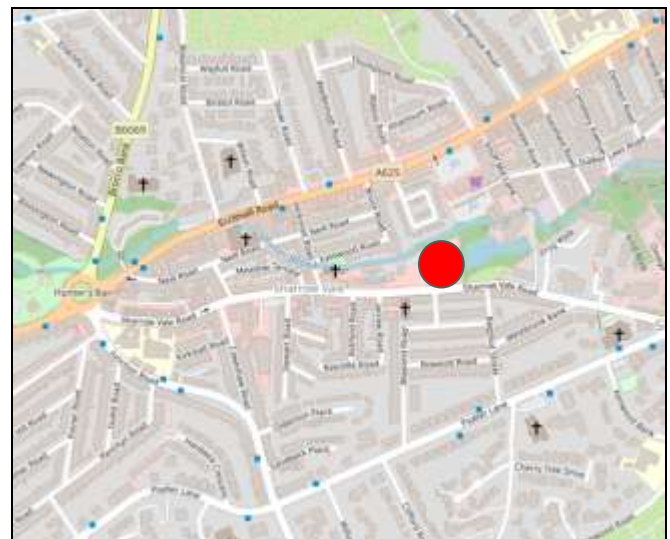


VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial
mark@crosthwaitecommercial.com
 07738 275 226

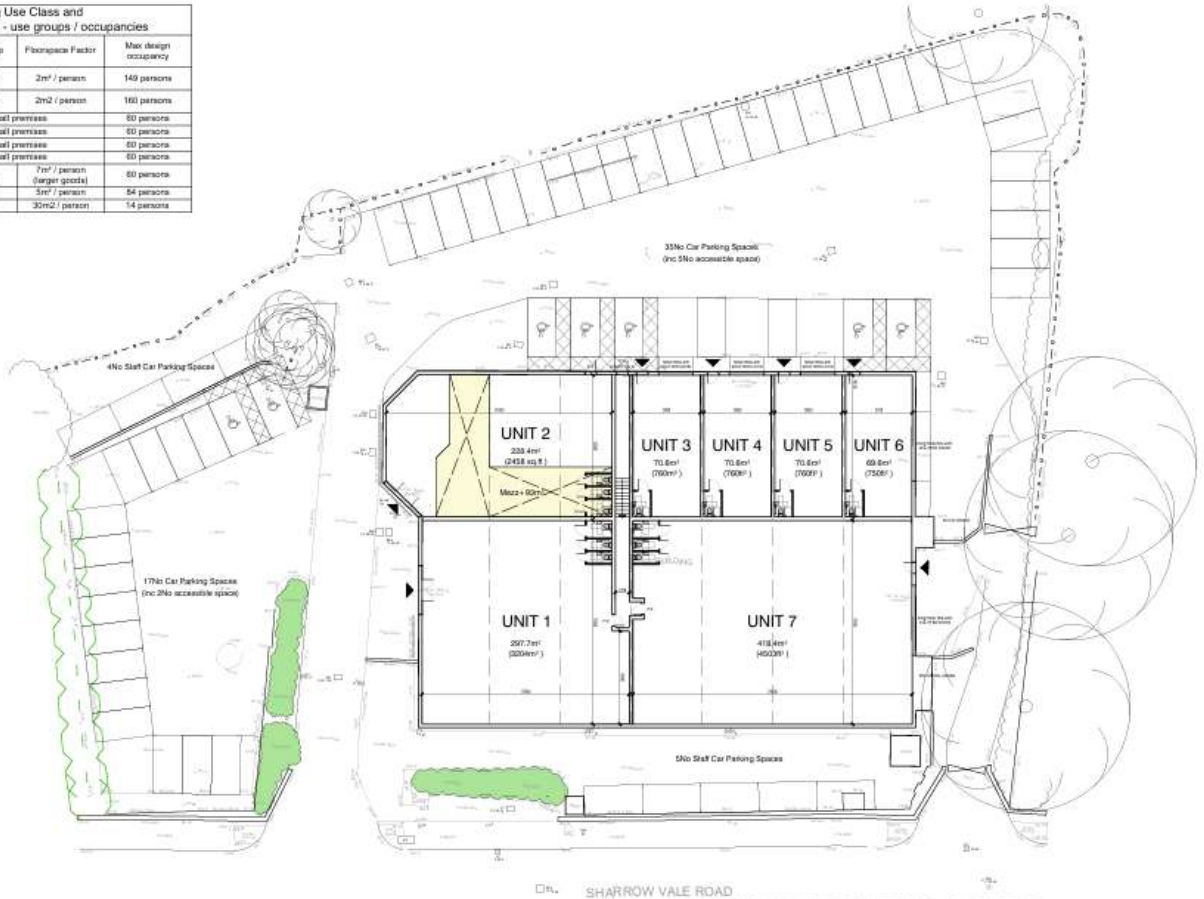
Charlie Appleyard – Crosthwaite Commercial
charlie@crosthwaitecommercial.com
 07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY

May 2026

Planning Use Class and Building Regs Part B - use groups / occupancies			
Unit	Planning Use Class	Purpose Group	Max design occupancy
1	E	4 (Shop & Commercial)	2m ² / person 149 persons
2	E	4 (Shop & Commercial)	2m ² / person 100 persons
3	E / BS	Small premises	60 persons
4	E / BS	Small premises	60 persons
5	E / BS	Small premises	60 persons
6	E / BS	Small premises	60 persons
7	E / BS	4 (Shop & Commercial)	7m ² / person (larger goods) 60 persons
		6 (Industrial)	3m ² / person 64 persons
		7a (Storage)	30m ² / person 14 persons



PRELIMINARY - ALL AREAS APPROXIMATE
EXTERNAL WALLS AND PARTY WALLS ASSUMED 300mm THICK

200 SHARROW VALE ROAD, SHEFFIELD

27989_01/01

COMMERCIAL PARK - PROPOSED PLAN

1 ASBOT CHAMBERS 24 NORTH CHURCH STREET SHEFFIELD S1 2JH
TEL 0114 2490544 FAX 0114 2490595 www.axis-architecture.com
SCALE 1:300 @ A3

