

1,184 SQFT RETAIL UNIT TO LET

Unit 3 Kangaroo Works Sheffield



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

savills.co.uk





Key Highlights

- Sheffield is a vibrant city of over 600,000 residents, including a thriving student population of 62,000. Its city centre draws more than 17 million visitors annually, making it a key destination for retail and leisure.
- Kangaroo Works is a premium mixed use development, forming part of the £480m award winning Heart of the City 2 scheme providing 1.5m sqft of mixed use space.
- The development benefits from a mix of regional and national brands including **Tesco Express** and **Popin Bakery** with Pound's Park located opposite.

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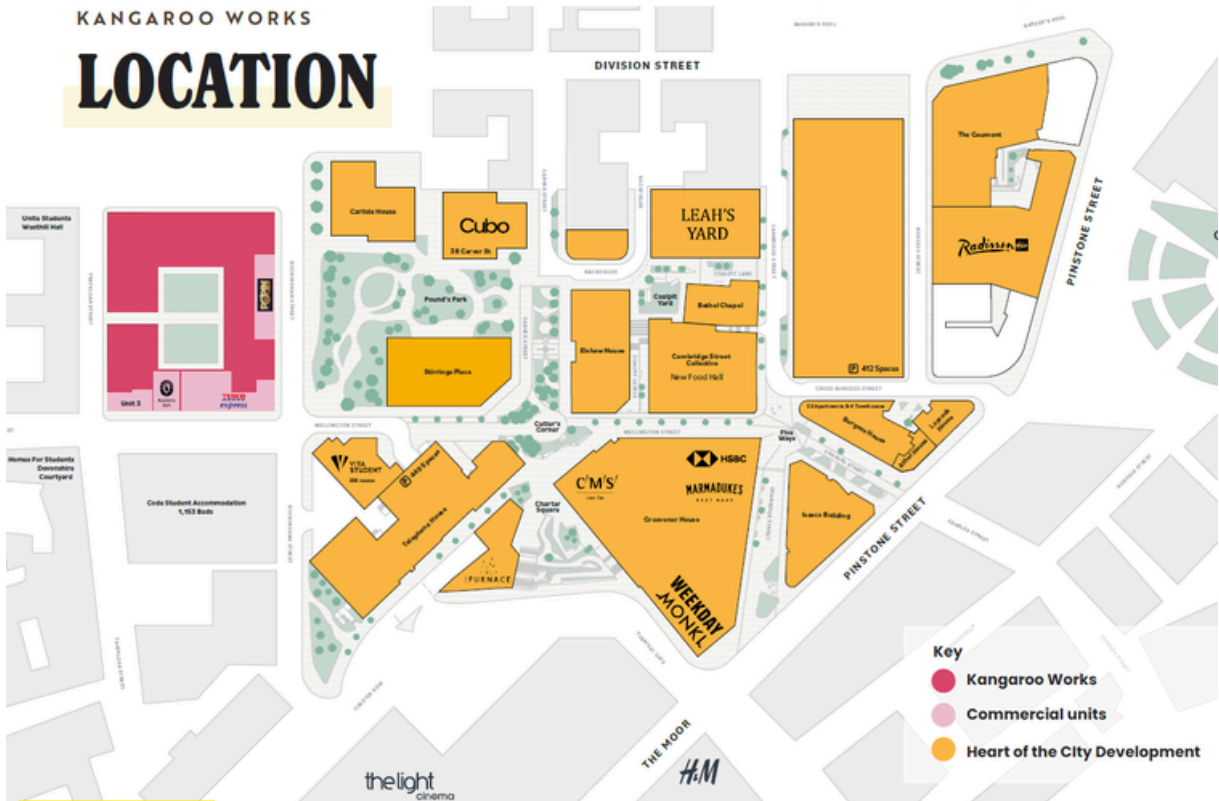
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October 2025

KANGAROO WORKS

LOCATION



Accommodation

The premises are arranged over ground floor only.
Approximate net internal areas are:

Ground Floor:	1,184 sq ft	110 sq m
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Rent

On application.

Tenure

The unit is available by way of a new effective full repairing and insuring lease.

Rates

To be assessed.

EPC

Available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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