



### Ground Floor Office Suite

12 Europa View, Sheffield Business Park, Sheffield, S9 1XH

### To Let

- 6,598 sq ft (612.9 sq m)
- 22 on site car parking spaces - additional pay and display car parking available on site
- Modern offices, to be fully refurbished, providing open plan accommodation with raised access floor, comfort cooling and double glazing
- Forming part of the established Sheffield Business Park, within the Advanced Manufacturing & Innovation District
- Amenities at Sheffield Business Park include café, crèche, Costa Coffee and Accor hotel
- Well located with good access to both Sheffield City Centre and the M1 via Junctions 33 and 34

**0114 272 9750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

The property forms part of the established Sheffield Business Park, located between Sheffield Parkway and Shepcote Lane off Europa Link.

From Sheffield Parkway, turn on to Europa Link, turning left at the second roundabout, into the main hub area of Sheffield Business Park. The property is then located off Europa View, on the right.

For sat nav purposes, postcode is S9 1XH.

Sheffield Business Park is an established destination to the North of Sheffield and has attracted a number of Bluechip organisations, including HSBC, Gleasons, The University of Sheffield and SIG Group Plc to name but a few. Facilities on site include Creche, Café, Mercure Hotel and Costa Coffee.

## Description

12 Europa View comprises a three storey modern purpose built office building, within the established Sheffield Business Park development, to the North of Sheffield centre.

The Ground Floor is accessed via a communal reception, off which are ladies and gents toilets, fully accessible toilet with shower.

The suite provides quality bright, open plan working environment, benefiting from suspended ceiling with lighting, raised access floors, comfort cooling and lighting.

Externally, there are 22 allocated car parking spaces for the suite.

## Accommodation

6,598 sq ft (612.9 sq m).

## Quoting Terms / Availability

The property will be available to let on a new lease from March 2019.

Rental: £14.00 per sq ft per annum exclusive.

## Service Charge

There is a service charge to cover the external fabric and common areas of the building and an additional estates service charge to cover the greater Sheffield Business Park estate and common areas for Europa View.

## Rateable Value

We are informed that the property has a rateable value of £204,000 for the building as a whole.

Rating assessment will be required to the ground floor in isolation.

## EPC

There property has an EPC rating of:

C56.

## Viewing & Further Information

For further information, please contact sole agents:

Peter Whiteley / Ben White – Knight Frank  
Tel – 0114 2729750  
[peter.whiteley@knightfrank.com](mailto:peter.whiteley@knightfrank.com) /  
[ben.white@knightfrank.com](mailto:ben.white@knightfrank.com)

Brochure: 24 October 2018  
Photograph: 18 October 2018

## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.