



Modern High Office Content Business Unit

The Annexe, Sheffield Business Centre, Europa Link, Sheffield, South Yorkshire S9 1XZ

To Let

- 4,369 sq ft – comprising 2,475 sq ft warehouse / workshop and 1,894 sq ft offices and amenities
- Available on a flexible “all inclusive” rate
- Ideal for Advanced Manufacturing Businesses
- Part of the established Sheffield Business Park in the Advanced Manufacturing and Innovation District, located opposite the new Factory 2050 University of Sheffield facility
- Good access to Junction 33 M1 and Sheffield City Centre

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Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

The property forms part of the established Sheffield Business Park, located just off Sheffield Parkway, the main arterial link between Junction 33 of the M1 and Sheffield City Centre.

Sheffield Business Park is Yorkshire's largest business park, with over 200 acres, with major occupiers on site already including University of Sheffield, SIG Group Plc, South Yorkshire Police and HSBC Bank to name but a few. Facilities on the park include Costa Coffee, café, crèche and hotel – an ideal place for business. The property can be approached from Sheffield Parkway, the main arterial route between Junction 33 of the M1 and Sheffield city centre, turning on to Europa Link. At the second roundabout turn left towards the Business Centre, the subject property is then situated within The Annexe.

Postcode for Sat Nav purposes: S9 1XZ

Description

The property briefly comprises a modern hybrid business unit, providing substantial workshop / warehouse with folding door access, lighting and clear eaves height of 5.2m. At ground floor level there are also adjacent storage areas and toilet facilities.

At first floor level, there are a series of offices, additional toilet and locker facilities.

Externally, there is car parking for 12 vehicles – there is potential for additional spaces, if required, by way of separate license agreement.

Brochure: 10 December 2019

Photograph: 10 December 2019

Accommodation

Description	Sq M	Sq Ft
GF Office	20.9	226
GF Office	8.9	96
GF Kitchen	39	420
Workshop	299.9	2,475
Toilet / Shower	24.5	264
FF Office	12.1	131
FF Office	11.3	122
FF Meeting Room	38.3	413
FF Female locker / WC	20.6	222
Total	405.8	4,369

Terms

The accommodation is available to let on flexible terms on an all-inclusive basis. Rent to include rent, utilities, property insurance, service charge – tenant only to be responsible for business rates and their own telecoms and data.

The premises are available at £45,000 per annum (equating to £3,750 per calendar month). Rents are paid 3 months in advance.

Business Rates

The Rateable value is currently being assessed.

Viewing

Contact sole agents:

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Important Notice

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