

TO LET / FOR SALE.



Modern Offices on Established Business Park – 6,598 – 13,275 sq ft – To Let (Second Floor let – total building 20,172 sq ft).

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

Location.

The property forms part of the established Sheffield Business Park, located between Sheffield Parkway and Shepcote Lane off Europa Link, Forming part of the established Sheffield Business Park, within the Advanced Manufacturing & Innovation District

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. Well located with good access to both Sheffield City Centre and the M1 via Junctions 33 and 34

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 a 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 & First Floors are accessed via a communal reception, off which are ladies and gents toilets, fully accessible toilet with shower.

The office suites provides quality bright, open plan working environment, benefiting from suspended ceiling with lighting, raised access floors and comfort cooling. Note: The First Floor benefits from a mix of both partitioned offices and flexible open plan space.

Externally, there are 43 on site car parking spaces pro rata for the available suites to let. - additional pay and display car parking available on site.

Accommodation.

From the information provided, we understand the property provides the following Net Internal Area (NIA):

Description	Sq M	Sq Ft	No. Car Parking Spaces
Ground Floor	612.9	6,598	21
First Floor	620.3	6,677	22
Second Floor	640.7	6,897	
Total	1,873.9	20,172	

Quoting Terms.

The Ground and First Floors are available to let as a whole, or floor by floor. The suites will be available to let on a new lease at a quoting rent of £13.50 per sq ft per annum exclusive.

Alternatively, a sale of the whole building can be considered, with the benefit of the ESG lease, as a part income producing asset. Further information available on request.

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.

Subject to Contract.

Rateable Value.

We are informed that the property has a rateable value of £204,000 for the building as a whole. Note: the suites are due to be re-assessed on a floor by floor basis. Tenant's will be responsible for their own business rates in the usual manner.

EPC.

The property has an EPC rating of C56.

Lease – Second Floor.

The second floor of 6,897 sq ft is let on a 5 year lease, from 28 September 2020 to ESG.

Contact.



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

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Particulars dated 4 March 2021. Photographs dated 24 October 2018.

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