

# Sheffield Business Centre

Suites range from 200 sq ft to 1,700 sq ft (19 sq m to 158 sq m)



Sheffield  
Business  
Park

Junction 33 & 34 | M1



Sheffield Business Centre is ideally located at Sheffield Business Park, home to the University of Sheffield Factory 2050 and at the centre of the Advanced Manufacturing District (AMID). Ideal for small businesses looking to grow within a developing cluster of Advanced Manufacturing companies.

Located in between J33 and 34 of the M1 motorway, just minutes from Sheffield City Centre, Meadowhall and Rotherham. Suites range from 200 sq ft to 1,700 sq ft (19 sq m to 158 sq m) and are offered on a flexible basis with licence terms from one month through to a 12 months renewable licence if required.



### The Offer

Tenants at the Business Centre will benefit from a licence fee which includes:

- Heating, lighting and power
- Water Rates
- Insurance
- Cleaning of the common areas
- Access to premises 24/7
- Serviced reception desk (during core hours)
- On-site parking
- Maintenance of air conditioning, where applicable

### Other Services

The following services are available to help you to run your business:

- Sorting incoming mail
- Franking of outgoing mail\*
- Receiving deliveries
- Greeting visitors
- Administration services, typing, photocopying\*
- Conference Room Hire\*
- Meeting Pod Hire\*

\*Additional costs applicable

### Small Business Rates Relief

Small Business Rate Relief is designed to help small businesses reduce their Business Rate bill. Eligible businesses with a rateable value of below £12,000 will receive 100% relief commencing on 1<sup>st</sup> April 2017.

### Amenities & Transport

There are a variety of on-site amenities available at Sheffield Business Park which include; Costa Coffee, dry cleaning, Mercure Hotel and Kidz@Work nursery. Sheffield Business Park also has its own car share scheme and regular bus services to Sheffield, Meadowhall and Rotherham Transport Interchanges.



For further details go to  
[www.sheffieldbusinesspark.co.uk](http://www.sheffieldbusinesspark.co.uk)

Annex - Ground Floor



Annex - First Floor



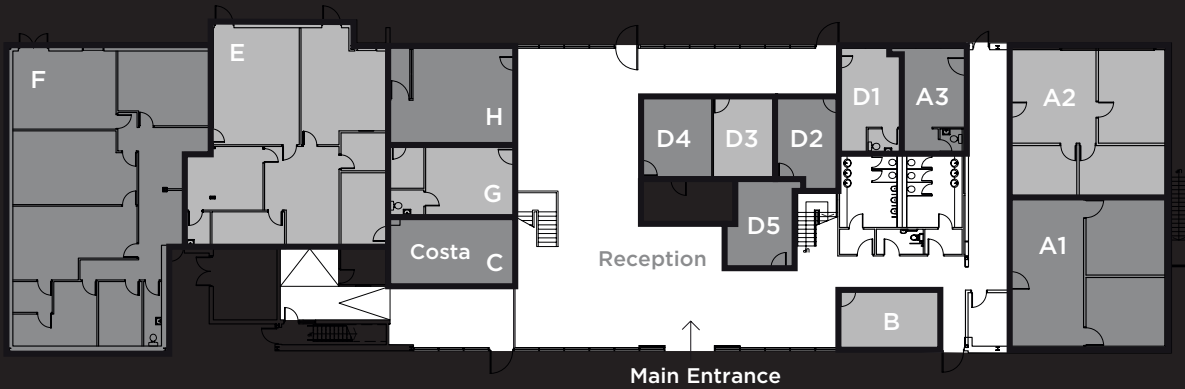
“Being based at Sheffield Business Centre works very well for the Calendar team - the location is ideal for everyone, allowing easy access across South Yorkshire and surrounding areas.”

### ITV Yorkshire

Main Building - First Floor



Main Building - Ground Floor





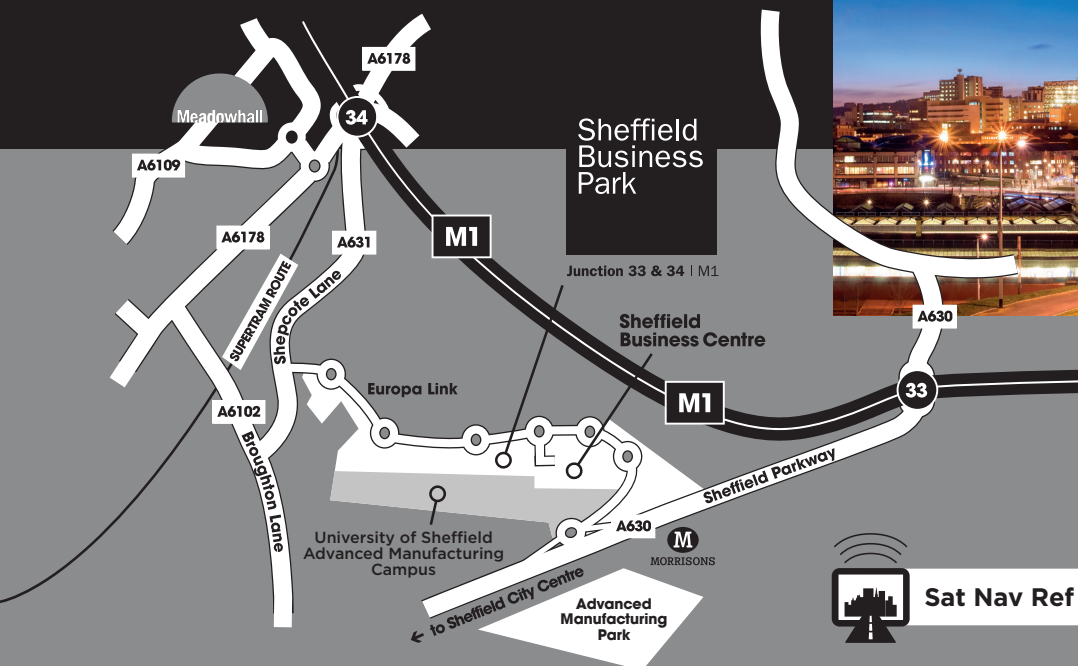
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## From the M1 Motorway

Leave the M1 motorway at Junction 33 and head towards Sheffield City Centre via the A630 (Sheffield Parkway). Exit at the first junction following directions for Sheffield Business Park. Continue on Europa Link until you get to the third roundabout. Take the first exit. Turn left at the T-junction and Sheffield Business Centre is on the right.

[www.sheffieldbusinesspark.co.uk/  
sheffield-business-centre-availability](http://www.sheffieldbusinesspark.co.uk/sheffield-business-centre-availability)



For further information telephone

# 0114 2011998

or email: [reception@sheffieldbusinesscentre.com](mailto:reception@sheffieldbusinesscentre.com)

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## Sheffield Business Park

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