

# TO LET / FOR SALE.



*Modern Offices on Established Business Park – First & Second Floors available (6,550 – 13,333 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.

All 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 is available and benefits from a mix of both partitioned offices and flexible open plan space. The second floor is available and is open plan with LED lighting.

Externally, there are 68 on site car parking spaces pro rata for the available suites to let. - additional pay and display car parking available on site, the Business Centre.

## 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
<i>Ground Floor - LET</i>	608.52	6,550	21
First Floor	608.52	6,550	22
Second Floor	630.16	6,897	24
<b>Total</b>	<b>1,847.20</b>	<b>19,883</b>	<b>67</b>

Note: The two available floors are first and second floors.

## Quoting Terms.

The first and second floors are available to let as a whole, or floor by floor. The suites are 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 CHEC (Community Health Eye Care) lease on ground floor in place, 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.

## 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.



# Contact.

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

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Particulars updated January 2024. Photographs dated 24 October 2018 (Internals Jan 2024).

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