

# TO LET / MAY SELL



*Prestigious Modern Offices – 6,646 sq ft (618 sq m) with 22 Car Spaces*

**Unit 7 Europa Green, Sheffield Business Park**

## Key Points.

- Part of established 200 acre Sheffield Business Park
- Good accessibility to both Sheffield and Rotherham
- Regional connectivity via Junctions 33 and 34 M1

## Location.

Sheffield Business Park extends to over 200 acres, offering established HQ business environment. Located approximately 2 minutes from Junction 33 and Junction 34 of the M1 Motorway and with good access to both Sheffield City Centre and Rotherham Town Centre.

There are regular bus links to both Sheffield City Centre and Rotherham Town Centre, as well as Meadowhall Interchange. Amenities on site include Mercure Hotel, Costa Coffee, Kidz at Work Creche and café. Further, Meadowhall Shopping Centre is nearby.

Occupiers on the park include South Yorkshire Police, Hart Shaw, SIG, TNS and Prime Metals

## Description.

7 Europa Green comprises a detached, two storey purpose-built office, with generous on site car parking to meet the demands of modern business occupiers. Specification includes:

- Spacious reception
- Full toilet facilities including shower
- Lift access
- Bright open plan floor plates, newly carpeted and decorated
- Raised access floors
- Suspended ceiling with LED lighting
- Comfort cooled

## Accommodation.

The property has the following approximately Net Internal Floor Area (subject to an agreed measure)

Description	Sq Ft	Sq M
Ground Floor	3,234	301
First Floor	3,412	317
<b>Total</b>	<b>6,646</b>	<b>618</b>

## Car Parking.

There are 22 car parking spaces with the building, which are allocated pro-rata.

## Terms / Availability.

The property is available to let as a whole or on a floor by floor on a new lease at a rental of £13.50 per sq ft per annum exclusive. Alternatively, a sale could be considered at a price of £135.00 per sq ft plus VAT.

## EPC.

EPC rating available on request.



# Contact.

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

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