

3 EUROPA VIEW

SHEFFIELD BUSINESS PARK, M1 J33

TO LET

6,459 SQ FT - 19,623 SQ FT OF HIGH QUALITY
FULLY REFURBISHED OFFICES WITH GENEROUS
ON-SITE CAR PARKING.

**PREMIUM
OFFICES**

THIS IMPRESSIVE BUILDING IS PART OF THE ESTABLISHED
200 ACRE SHEFFIELD BUSINESS PARK DEVELOPMENT.

**PREMIUM
LOCATION**

PREMIUM QUALITY

FULLY REFURBISHED, WITH BRIGHT FLEXIBLE OPEN
PLAN OFFICE SPACE TO MEET THE DEMANDS OF MODERN
OFFICE OCCUPIERS.

THE GRADE A SPECIFICATION INCLUDES:

- Double height feature reception
- Lift access
- Bright open plan floors
- Raised access floors
- LED lighting
- Electric car charging point
- Brand New VRF A/C System
- Showers
- Cycle parking
- 72 car parking spaces*
- Energy Rating Performance - D (92)





PREMIUM SPACE

WELL DESIGNED FLOOR PLATES WITH EXCELLENT NATURAL LIGHT IMMEDIATELY AVAILABLE TO ACCOMMODATE YOUR BUSINESS.

THE BUILDING CAN BE LET IN WHOLE OR ON A FLOOR BY FLOOR BASIS ON A NEW LEASE.

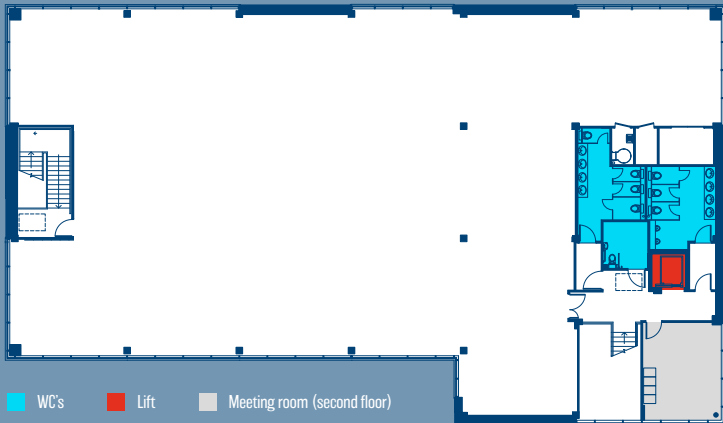
FLOOR	SQ FT	SQ M
GROUND	6,459	600.1
FIRST	6,459	600.1
SECOND	6,705	622.9
TOTAL	19,623	1,823.1

CAR PARKING 72 SPACES PRO RATA

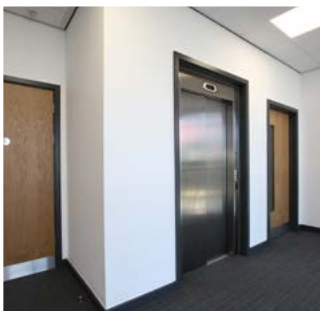
GROUND FLOOR



FIRST/SECOND FLOOR



WC's Lift Meeting room (second floor)





PREMIUM POSITION

LOCATED 2 MINUTES FROM JUNCTIONS 33 & 34 OF THE M1 AND 5 MINUTES DRIVE FROM SHEFFIELD CITY CENTRE, SHEFFIELD BUSINESS PARK IS IN A PRIME LOCATION, WITH EASY ACCESS FROM BOTH THE NORTH AND SOUTH.

SHEFFIELD BUSINESS PARK OFFERS A WIDE RANGE OF AMENITIES BOTH ON-SITE AND CLOSE BY, INCLUDING MERCURE HOTEL, COSTA COFFEE, KIDZ @ WORK CRECHE, AND ON-SITE CAFE. THE PARK FORMS PART OF THE ADVANCED MANUFACTURING & INNOVATION DISTRICT (AMID), WITH RECENT OCCUPIERS INCLUDING MACLAREN, BOING & ROLLS ROYCE.

TERMS

THE PROPERTY IS AVAILABLE TO LET EITHER AS A WHOLE OR ON A FLOOR BY FLOOR BASIS ON NEW LEASE TERMS TO BE AGREED.

PREMIUM NEIGHBOURS



PREMIUM AGENTS



FOR VIEWINGS CONTACT ONE OF THE JOINT THE AGENTS:

PETER WHITELEY (PETER.WHITELEY@KNIGHTFRANK.COM)

BEN WHITE (BEN.WHITE@KNIGHTFRANK.COM)

ROB DARRINGTON (ROB@CPPARTNERS.CO.UK)

MAX PICKERING (MAX@CPPARTNERS.CO.UK)

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) and Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP, Knight Frank LLP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. July 2019.