

# MEADOWHALL BUSINESS PARK

Carbrook Hall, Meadowhall, Sheffield, S9 2DB Jct 34, M1

Last  
Remaining  
Suites



**3,750 SQ FT – 15,000 SQ FT OF  
PRIME OFFICE ACCOMMODATION, TO LET**

[meadowhallbusinesspark.co.uk](http://meadowhallbusinesspark.co.uk)

🐦 @meadowhall\_bp

# THE PLAN TO MEADOWHALL BUSINESS PARK

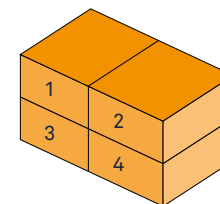


Occupying a prime location close to the M1 motorway junction 34, Meadowhall Business Park provides in total 72,000 sqft (6,689 sqm) of modern well configured low rise office accommodation set in 5 x separate office blocks. Buildings 2 & 4 are available to let, for sale.

The buildings lend themselves easily to being split either building by building, floor by floor or half a floor plate providing a minimum suite of 3,750 sqft (348 sqm). Each building has direct access, an entrance lobby and fully separated services, including lift access and showers.

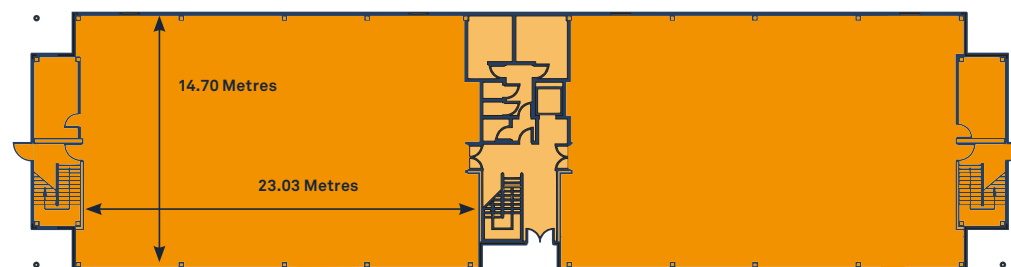
## Existing offices to be fully refurbished to include:

- Comfort cooling
- New kitchens
- Fully fitted washroom/WC facilities
- Newly redecorated
- Fully carpeted
- Suspended ceilings with LED lighting
- Lift access
- Security upgrades including CCTV with 24/7 access
- Cycle parking and shower



Each building can be subdivided into 4 units of 3,750 sqft each

## Buildings 2 and 4 (3,750 sqft – 15,000 sqft) – typical floor layout





# THE SPACE TO MEADOWHALL BUSINESS PARK

## Key features of the Park include the following:

- Total site area 3.2 acres
- 5 x separate office blocks
- Each floor separately and fully serviced
- Excellent natural light to all areas
- Barrier controlled on-site car parking
- Up to 230 car parking spaces
- Superb road, rail, bus and supertram connections



Tuffnells  
3,750sqft -  
15,000sqft available  
NG Bailey  
Capgemini  
11,250 sq ft available  
Preventx







## The property is located at Meadowhall Sheffield.

Sheffield is well positioned 30 miles south of Leeds, 40 miles east of Manchester and 45 miles north of Nottingham. Meadowhall Business Park benefits from excellent transport links as it lies less than one mile to junction 34 of the M1, two miles to the west of Junction 33 of the M1 and within six and twenty-five miles of the M1/M18 intersection and the M1/M62 intersection respectively.



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[peter.whiteley@knightfrank.co.uk](mailto:peter.whiteley@knightfrank.co.uk)



[alastair@campbell-co.co.uk](mailto:alastair@campbell-co.co.uk)

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