

TO LET.



Modern Offices on Established Business Park.

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 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.

The Ground Floor is accessed via a communal reception, off which are ladies and gents toilets, fully accessible toilet with shower.

The suite provides quality bright, open plan working environment, benefiting from suspended ceiling with LED lighting, raised access floors, comfort cooling and lighting.

Externally, there are 65 on site car parking spaces pro rata - additional pay and display car parking available on site.

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
Ground Floor	612.9	6,598	21
First Floor	612.9	6,598	22
Total	1,225.8	13,196	

Quoting Terms.

The property will be available to let on a new lease at a quoting rent of £13.50 per sq ft per annum exclusive.

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.

EPC.

The property has an EPC rating of C56.

Subject to Contract.

Contact.



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

PETER WHITELEY

+44 114 272 9750

+44 7979 530 416

peter.whiteley@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank 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 Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. 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: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent 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.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated 22 October. Photographs dated 24 October 2018.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

