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High Quality Self Contained Office

1 Europa Court, Sheffield Business Park S9 1XE

To Let

- Comprising 3,278 - 6,548 sq. ft. (304 - 608.2 sq m)
- High quality office accommodation
- Established business park location
- To be refurbished
- 20 car parking spaces
- Close to Junction 33 & 34 of the M1

0114 2729750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

This premises forms part of the Sheffield Business Park fronting Europa Link approximately 2 miles north east of Sheffield City Centre. The Sheffield Business Park is a short distance from both Junction 33 and 34 of the M1 motorway and accessed from Europa Link, which links with Sheffield Parkway and Shepcote Lane.

Regular shuttle bus links run from Sheffield Business Park to Sheffield City Centre, Rotherham City Centre and Meadowhall Shopping Centre.

Description

Europa Court comprises six high quality detached business units which overlook a central landscaped carpark. The property comprises a modern, self contained pavilion office with accommodation over 2 floors.

This space benefits from the following:-

- Air conditioning
- Full raised access floors
- Suspended ceilings
- Male, female and disabled WC's on each floor
- Shower facility
- Passenger lift
- 20 car parking spaces

Accommodation

We understand from the areas provide that the property provides the following

Description	Sq M	Sq Ft
Ground floor	304.00	3,273
First floor	304.20	3,275
TOTAL	608.20	6,548

Important Notice

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Terms

The accommodation is available to let by way of a new lease on terms to be agreed.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Rates

The property has a rateable value of £68,000.

Interested parties should verify the information prior to progressing.

EPC

Available on request.

Viewing & Further Information

Please contact the joint agents:

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