

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 - B(50)



PREMIUM SPACE

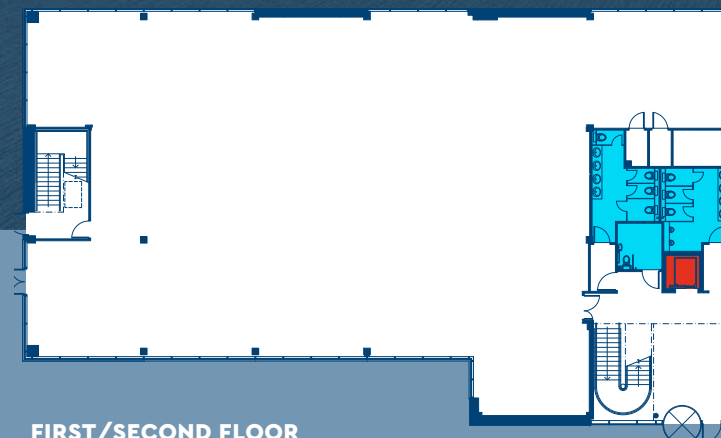
WELL DESIGNED FLOOR PLATES WITH EXCELLENT NATURAL LIGHT IMMEDIATELY AVAILABLE TO ACCOMMODATE YOUR BUSINESS.

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

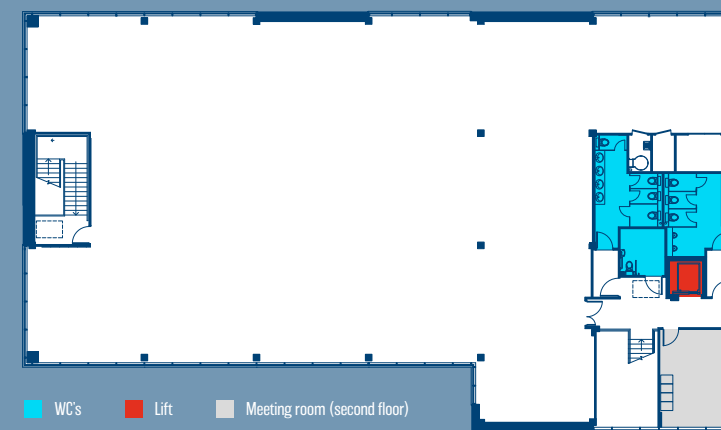
FLOOR	SQ FT	SQ M
GROUND	6,459	600.1
FIRST	6,459	600.1
SECOND	6,705	622.9
TOTAL	19,623	1,823.1

CAR PARKING 72 SPACES PRO RATA

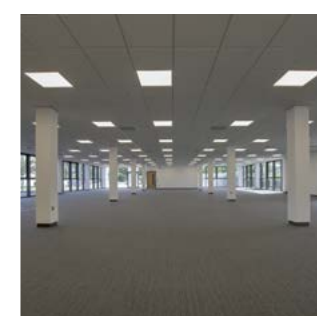
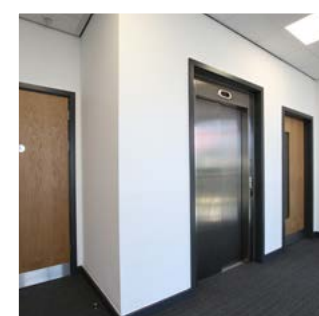
GROUND FLOOR



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

1 AMRC ADVANCED MANUFACTURING RESEARCH CENTRE	2 SIG	3 Interserve
4 South Yorkshire POLICE	5 The University Of Sheffield.	6 gleeson homes by builders for generations
7 FULCRUM	8 Meadowhall	9 M MORRISONS
10 Mercure HOTELS	11 WHITBY'S	12 COSTA



PREMIUM AGENTS

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