

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

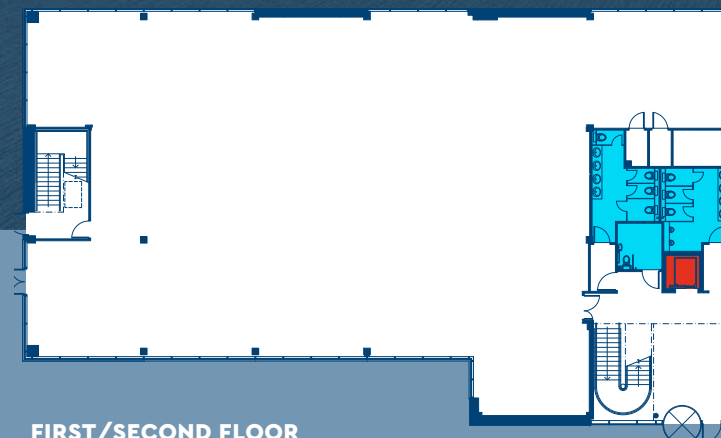
WELL DESIGNED FLOOR PLATES WITH EXCELLENT NATURAL LIGHT IMMEDIATELY AVAILABLE TO ACCOMMODATE YOUR BUSINESS.

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

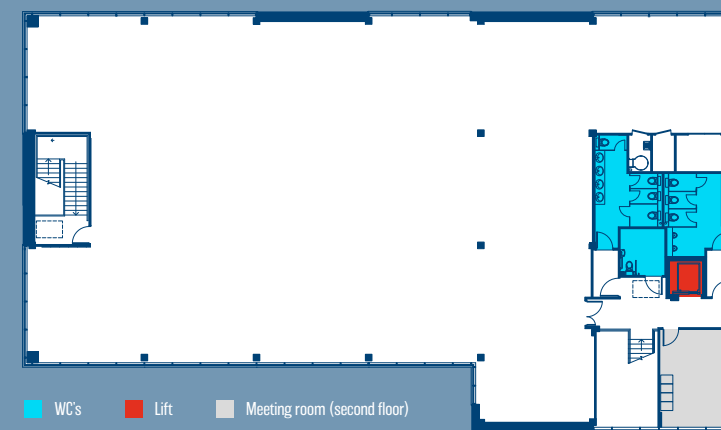
| FLOOR | SQ FT | SQ M |
|--------------|---------------|----------------|
| GROUND | 6,459 | 600.1 |
| FIRST | 6,459 | 600.1 |
| SECOND | 6,705 | 622.9 |
| TOTAL | 19,623 | 1,823.1 |

CAR PARKING 72 SPACES PRO RATA

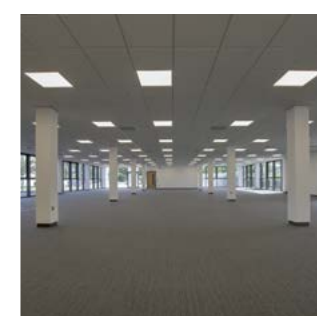
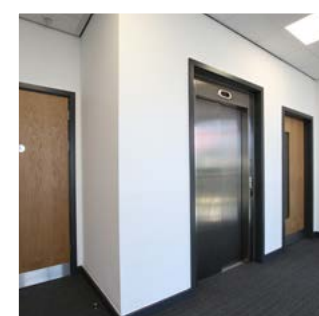
GROUND FLOOR



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



PREMIUM AGENTS



FOR VIEWINGS CONTACT ONE OF THE JOINT THE AGENTS:
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