



HIGH QUALITY OFFICE BUILDING – TO LET

UNIT 4 EUROPA COURT | SHEFFIELD BUSINESS PARK | SHEFFIELD | S9 1XE

- 5,231 sq.ft – 10,900 sq.ft
- Available as a whole or as individual suites
- Self-Contained detached two storey office building
- Equidistant between Junctions 33 & 34 of the M1
- Established business park
- Excellent transport links with bus service to City Centre and Meadowhall interchange.
- Newly Refurbished to a high specification
- 34 demised car parking spaces
- Independently controlled air conditioning
- Excellent natural light



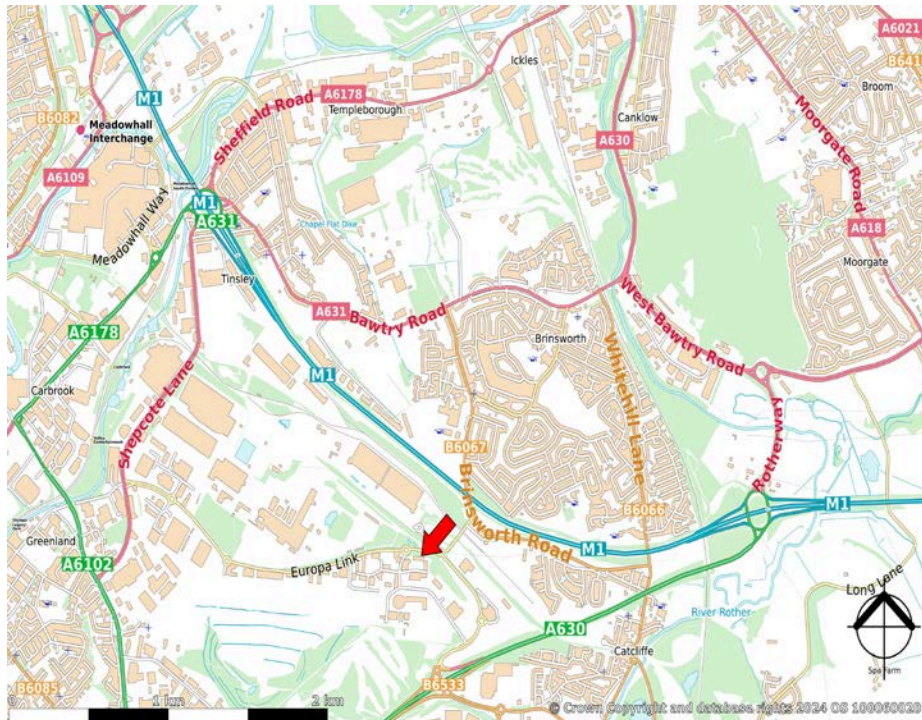
LOCATION

Sheffield, with a population of approximately 556,500, is the largest City in South Yorkshire and the fourth largest by population in England.

The City enjoys good communications lying adjacent to the M1 motorway and also the M18, which links Sheffield to East Yorkshire and Lincolnshire, and benefits from good national and local rail links.

Historically the economy was associated with steel production and engineering and whilst these are still large employers within the City today and indeed expanding sectors once again, the economy is much more diverse with finance, hi-tech industries, construction, Government and the service sector all being large employers.

Sheffield now promotes itself as a green City with over 60% of its land mass being green space and with the Peak District National Park on the doorstep.



SITUATION

The unit is prominently situated on Europa Court on Sheffield Business Park which lies equidistant between Junctions 33 & 34 of the M1, approximately 2 miles from each, and 5 miles north east of Sheffield City Centre. Meadowhall Shopping Centre is 2 miles to the north.

There are excellent communications, with a bus stop situated adjacent to the unit with the X74 bus serving Sheffield Interchange-Meadowhall Interchange and running every hour.

The business park is home to multiple established national and local occupiers including NHS Yorkshire Ambulance Trust, JCT 600, Stanley, Gleeson, Mercure Hotels, Azzure, Fulcrum and SIG.



DESCRIPTION

The unit comprises a self-contained 2 storey detached quality office building with composite panels to all elevations under a flat roof. The office benefits from windows spanning almost the full width of each floor as well as two storey windows to the front middle section providing excellent natural light throughout.

The offices are accessed via glass double doors under a canopy leading to the spacious double height reception area with a character staircase and passenger lift each providing access to the first floor. There are male, female and disabled wcs on each floor.

The suites are both open plan with a central facilities block and benefit from the following specification: -

- Raised Floors
- Suspended Ceilings
- Category A LED lighting
- Independently controlled air conditioning
- New kitchenette
- Excellent natural light
- 34 demised car parking spaces

ACCOMMODATION

The property has the following approximate Net Internal Floor Areas:-

Ground Floor Suite	485.94 sq.m.	5,231 sq.ft.
First Floor Suite	486.27 sq.m.	5,234 sq.ft.
Total NIA	1,012.64 sq.m.	10,900 sq.ft.

TERMS

The office is available as a whole on a new fully repairing and insuring lease, for a term of years to be agreed, at a rental equating to **£12.00 per sq.ft** exclusive.

Alternatively, the suites are available to let individually on new effective fully repairing and insuring leases.



BUSINESS RATES

We understand the whole property has a Rateable Value of £119,000.

Interested parties are advised to check with the Local Rating Authority for confirmation of the actual rates payable.

EPC

The property is currently being reassessed.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION



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Subject to Contract
Aug2024



Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.