



## First Floor Office Suite

1 Europa View, Sheffield, S9 1XH

To Let

- 214.36 sq m (2,307 sq ft)
- Modern offices, providing a mix of open plan accommodation and individual office / meeting rooms
- Comfort cooled, high specification
- On site car parking
- Forming part of the established Sheffield Business Park and adjacent to the Advanced Manufacturing Park
- Well located, with good access to Sheffield City Centre and Junction 33 / 34 M1

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## Location

The property forms part of the established Sheffield Business Park, located between Sheffield Parkway and Shepcote Lane off Europa Link.

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 the Europa View Square.

For sat nav purposes, postcode is S9 1XH.

Sheffield Business Park is an established destination to the North of Sheffield and has attracted a number of Bluechip organisations, including Primetals Technologies, 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

The first floor office suite is accessed by way of a communal entrance, which delivers both staircase and lift access to the upper floor. Off which are the usual WC facilities.

The suite provides quality working environment, predominantly open plan, but with high quality partitioned meeting room areas. The suite benefits from suspended ceiling and lighting, carpeted through, has comfort cooling and there is a fitted kitchen area.

Externally, there are 8 allocated car parking spaces for the suite.

## Accommodation

214.36 sq m (2,307 sq ft)  
8 car spaces

## Terms / Availability

The property will be available to let on a new lease at a rent of £15.00 per sq ft per annum exclusive.

## Service Charge

There is a service charge to cover the greater Sheffield Business Park Estate and common areas for 1 Europa View.

## Rating

We are informed that they property has a Rateable Value of £28,250.

## Viewing & Further Information

Please contact sole agents:

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