



COMMERCIAL PROPERTY PARTNERS

To Let
Unit 3, Europa Court
Sheffield
S9 1XE



Prime Business Park Location 5,510 Sq Ft (511.88 Sq M)

- Highly sought after commercial location
- Grade A specification
- Excellent transport links

Prime Business Park Location

5,510 Sq Ft (511.88 Sq M)

Location

Located directly off Sheffield Parkway, providing dual carriage way access to Junction 33 of the M1 and into Sheffield City Centre within 2 minutes and 5 minutes drive respectively. Junction 34 of the M1 is also easily accessible via Europa Link, which also leads to an abundance of amenities at Meadowhall and Centertainment.

Description

Sheffield Business Park is the regions prime out of town business location, home to many HQ occupiers, including Boeing Aerospace, the University of Sheffield, the National Institute of Mechanical Engineers, Gleeson Homes, Fulcrum Infrastructure and many more.

Europa Court comprises six high quality detached business units overlooking a central, landscaped car park. The property comprises a modern, pavilion office with the First Floor office suite available.

The office is currently being refurbished to provide the following specifications:

- > Comfort cooling/heating
- > New fitted kitchen area
- > Spacious entrance lobby

- > Raised access floors
- > Solar tinted glazing
- > Suspended ceilings
- > Eight person lift
- > Full facility core with WC's, shower and disabled facilities
- > Dedicated car parking

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	5,510	511.88
TOTAL	5,510 SQ FT	511.88 SQ M

Terms

The first floor office suite is available on new lease terms to be agreed, at a quoting rent of £13.50 per sq ft.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The demise has a Rateable Value of £67,000 effective from April 2023.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: rob@cpppartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpppartners.co.uk

February 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.