

TO LET / MAY SELL
OFFICE BUILDING
16,811 sq ft (1,562 sq m)

UNIT 2 SHEFFIELD BUSINESS PARK

EUROPA LINK, SHEFFIELD
S9 1XU



- / One of Sheffield's largest business parks
- / High quality office accommodation
- / 2 miles from J33 & J34 M1

- / Excellent parking provision
- / 3 storey detached building
- / 8 minute drive to Sheffield City Centre

Hansteen

CPA
COMMERCIAL PROPERTY PARTNERS

SHEFFIELD BUSINESS PARK

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LOCATION

Situated north east of Sheffield City Centre, the property is located only 2 miles from J33 & J34 of the M1 and is accessed via the A630 / A631. As one of Sheffield's largest business parks it benefits from on-site facilities including a Mercure Hotel, Costa Coffee and a crèche. The business park is located next to Tinsley Golf Club and Bluebell Woods, offering accessible walking routes for employees during recreational breaks. In addition to the excellent road links, Doncaster Sheffield Airport is 20 miles away and there are regular bus services running to the city centre, Rotherham and Meadowhall.

Example Ground Floor Layout



Example First Floor Layout



DESCRIPTION

This 3 storey detached office building is available to let from November 2019. It is ideally located on the popular Sheffield Business Park with notable occupiers including Boeing, SIG, Stanley Black & Decker and South Yorkshire Police.

It benefits from a spacious entry lobby with a double height atrium and revolving access doors. There is a lift connecting each floor, suspended ceilings, raised floors, shower facilities and a service core on each floor including a kitchenette and WCs.

Externally there is a well landscaped car park which provides 58 dedicated parking spaces.

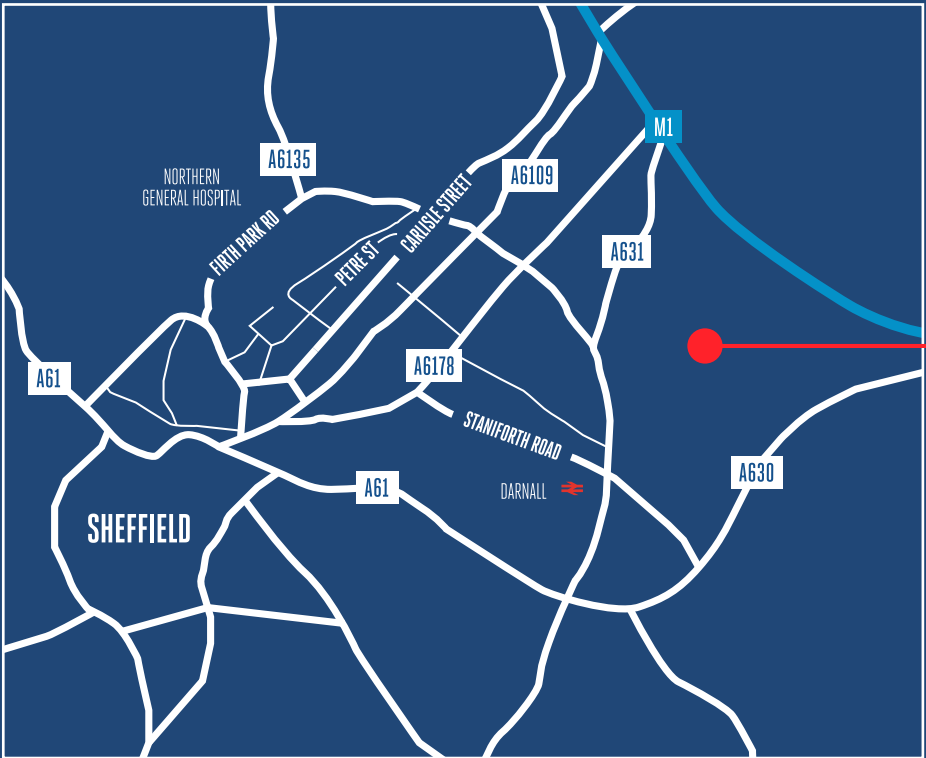
EPC

EPC rating D (85).

ACCOMMODATION

We calculate the approximate net internal floor area to be as follows:

	Area Sq Ft	Area Sq M
Ground	5,952	553
First	5,017	466
Second	5,842	542
Total	16,811	1,561



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TERMS

Please call our Asset Managers to discuss terms and conditions. We are flexible landlords and will tailor a specific package to suit your business needs.

Hansteen Holdings PLC is a FTSE 250 property company who are one of the largest owners of commercial property in the UK. Hansteen Asset Managers will be involved throughout the entire leasing process, from undertaking the initial viewing to agreeing terms and conditions and making sure the leasing process is an efficient experience.

FURTHER INFORMATION

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