



COMMERCIAL PROPERTY PARTNERS

**To Let**

1 Europa Court Sheffield Business Park,  
Europa Court  
Sheffield  
S9 1XE



## High Quality Office Suite 3,273 Sq Ft (304.06 Sq M)

- Grade A specification
- High quality specification
- Dedicated parking spaces

# High Quality Office Suite

## 3,273 Sq Ft (304.06 Sq M)

### Location

Located immediately opposite the former Terminal Building, Europa Court can be found just off the A630 Sheffield Parkway, approximately 1.5 miles from Junction 33 of the M1 Motorway and approximately 2 miles from Junction 34 and Meadowhall Shopping Centre. Sheffield city centre lies approximately 4 miles to the west, with dual carriageway access via Sheffield Parkway.

A regular shuttle bus links Sheffield Business Park to Sheffield and Rotherham city centres, Meadowhall Shopping Centre and the Supertram.

### Description

Europa Court comprises six high quality detached business units overlooking a central, landscaped car park. The property comprises a modern, self-contained, pavilion office with accommodation over 2 floors, with the ground floor only remaining.

The office benefits from:

- > Air conditioning
- > Full raised access floors
- > Suspended ceilings
- > Male, female and disabled WC's on each floor
- > Shower facility
- > Passenger lift
- > 10 car parking spaces for the Ground Floor

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	3,273	304.06
<b>TOTAL</b>	<b>3,273 SQ FT</b>	<b>304.06 SQ M</b>

### Terms

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

### VAT

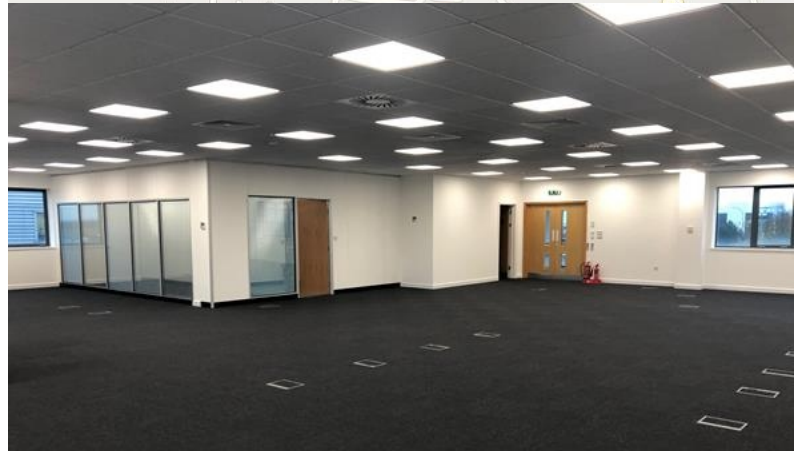
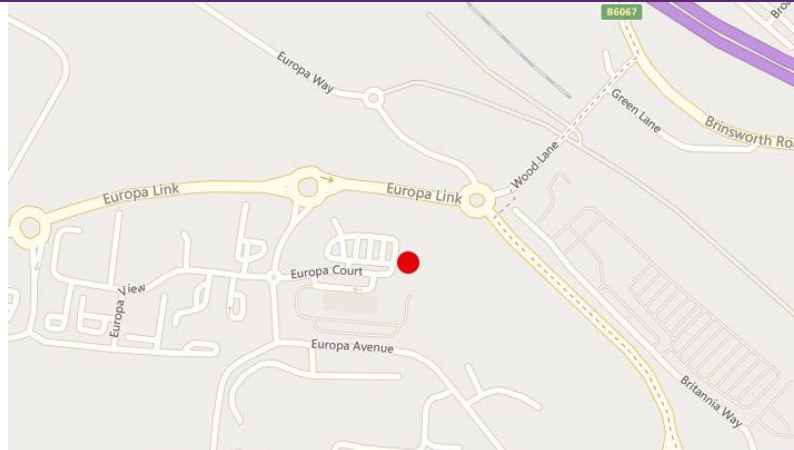
The property has been elected for VAT purposes.

### Rateable Value

The ground floor suite currently has a Rateable Value of £32,250.

### EPC Rating

Available upon request.



### 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  
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