



## High quality self-contained office Size 8,610 sq ft (800 sq m)

- High quality office accommodation
- Established business park location
- Fully fitted ready for immediate occupation

# High quality self-contained office

## Size 8,610 sq ft (800 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.

The office benefits from the following:

- Spacious entrance lobbies
- Raised access floors with CAT5 cabling in situ
- Solar tinted glazing
- Suspended ceilings incorporating CATII lighting
- Eight person lift
- Ample car parking
- Full facility core with WC's, shower and disabled facilities
- Fitted cellular offices

### Accommodation

Description	SQ M	SQ FT
Ground floor	399.9	4,305
First floor	399.9	4,305
<b>Total</b>	<b>799.8</b>	<b>8610</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### Anti-Money Laundering (AML)

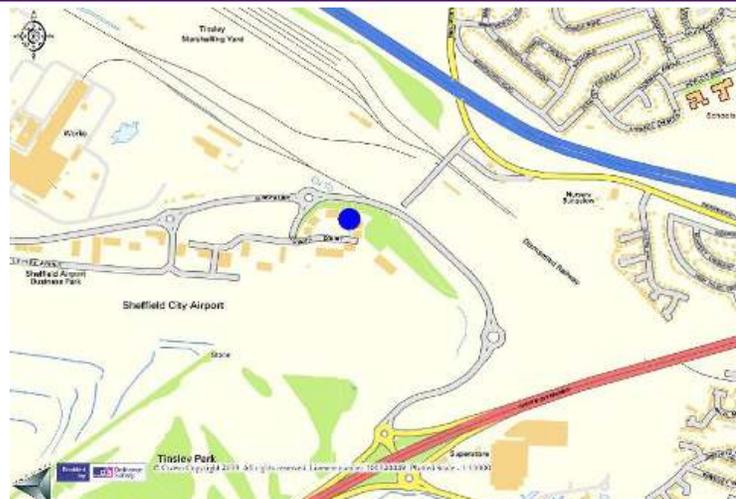
To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Ratable Value

The property has a ratable value of £68,000.



### Terms

The premises are available to let by way of a new lease on terms to be agreed.

### EPC Rating

This is available upon request.

### Further Information

For further information please contact the sole agents CPP

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