Unit 1, Europa Drive

SHEFFIELD, S9 1TX

10,862 Sq Ft

(1,009.08 Sq M)

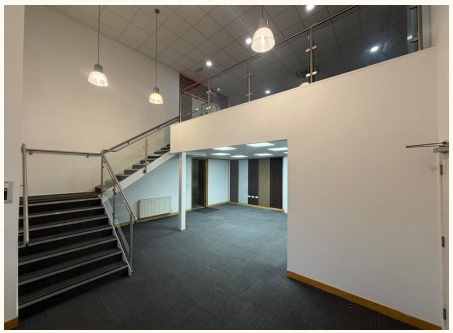
QUOTING TERMS

£97,215 Per Annum





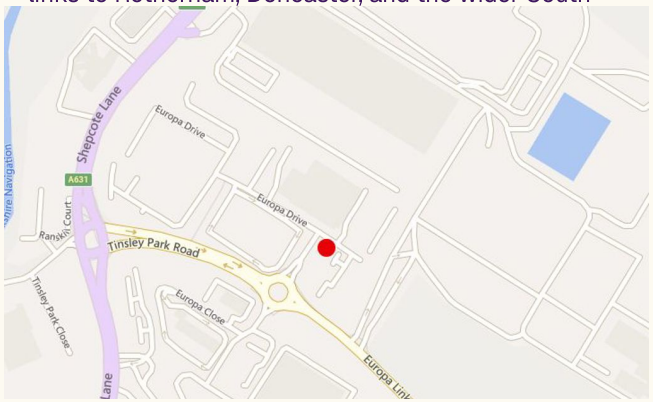




Unit 1, Europa Drive
Sheffield, S9 1TX

LOCATION

Unit 1 is located on Europa Drive within the well-established Shepcote Business Centre, forming part of the wider Shepcote Business Park - one of Sheffield's most recognised industrial and logistics hubs.
The site benefits from excellent transport connectivity, lying approximately 3 miles north-east of Sheffield city centre and within close proximity to both Junction 33 and Junction 34 of the M1 motorway. This provides direct access to the national motorway network, with the A630 Sheffield Parkway also nearby, offering swift links to Rotherham, Doncaster, and the wider South



DESCRIPTION

Unit 1 comprises a modern, high-quality industrial/warehouse unit with integrated two-storey office accommodation, forming part of a secure and well-maintained estate.
The property is of steel portal frame construction with a profile metal sheet roof incorporating translucent roof lights, providing excellent natural light to the warehouse area. The unit benefits from a generous eaves height of 7 meters, a full-height roller shutter door for loading access, and a dedicated yard with ample turning and parking provision.

ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse	578.67	6,229
Ground Floor Office	228.81	2,463
First Floor Office	201.59	2,170

TERMS & INFORMATION

Terms

The accommodation is to be let by a new (FRI) lease. Quoting Rent £97,215 + VAT per annum.

EPC Rating

The property is rated C 55. EPC Available upon request.

VAT

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

Anti-Money Laundering (AML)

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

Further Information

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