

SIGNET HOUSE

Three storey office building to let on popular business park with high quality internal fit out.



TO LET

Signet House, 17 Europa View, Sheffield Business Park, Sheffield S9 1XH

Prominent Grade A Office Building • 6,651 - 20,439 sq ft

Signet House is a modern purpose built, self-contained office building developed in 2007, providing Grade A office accommodation over 3 floors. The property forms part of Sheffield Business Park, the premier out of town business park in South Yorkshire, located within 1 mile of junctions 33 and 34 of the M1 motorway.

The business park is one of the largest in Yorkshire and neighbouring occupiers on site include SIG, Fulcrum, Interserve, Azzure, Broadstone, Orona and Sheffield Business Centre. Nearby, Factory 2050 is the first phase to be completed of the University of Sheffield's new Advanced Manufacturing Campus. Facilities on site include Creche, Café, Mercure Hotel and Costa Coffee, whilst Meadowhall Shopping Centre is less than 3 miles to the north and Morrisons Supermarket 1 mile to the south.

SPECIFICATION

Signet House benefits from the following Grade A specification:

- Air Conditioning
- Suspended ceilings incorporating fluorescent lighting
- Raised access floors
- Double height ground floor entrance lobby
- 54 car parking spaces (possibly more by negotiation)
- Male, female and disabled WC's
- Shower facilities
- Bike store
- Floor to ceiling glazing
- DDA compliant



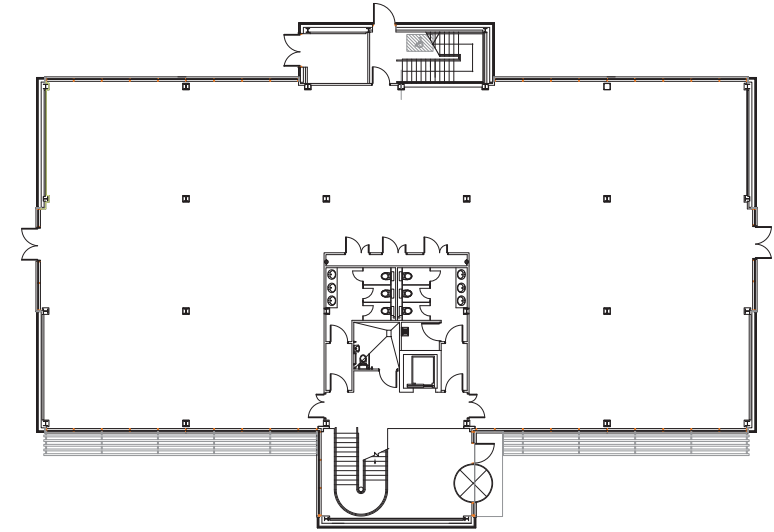
ACCOMMODATION

Signet House is available as a whole although consideration will be given to letting on a floor by floor basis. All areas are net internal.

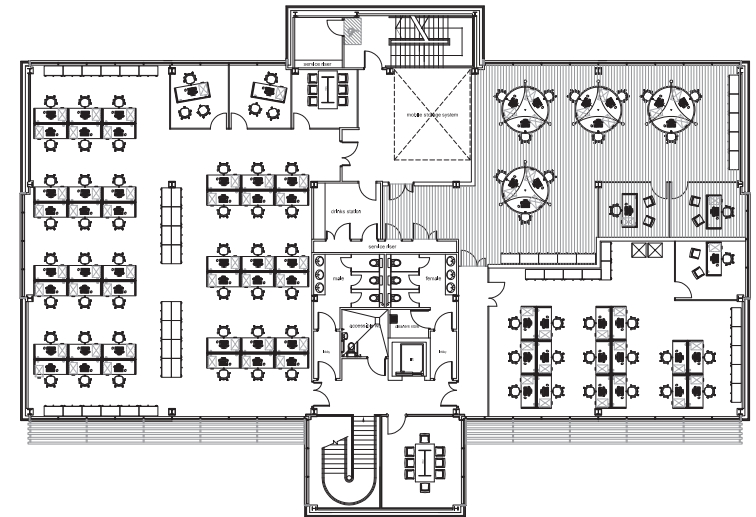
	Sq ft	Sqm
Reception	305	28.4
Ground	6,589	612.1
First	6,651	617.9
Second	6,894	640.5
Total:	20,439 sq ft	1,898.9 sq m



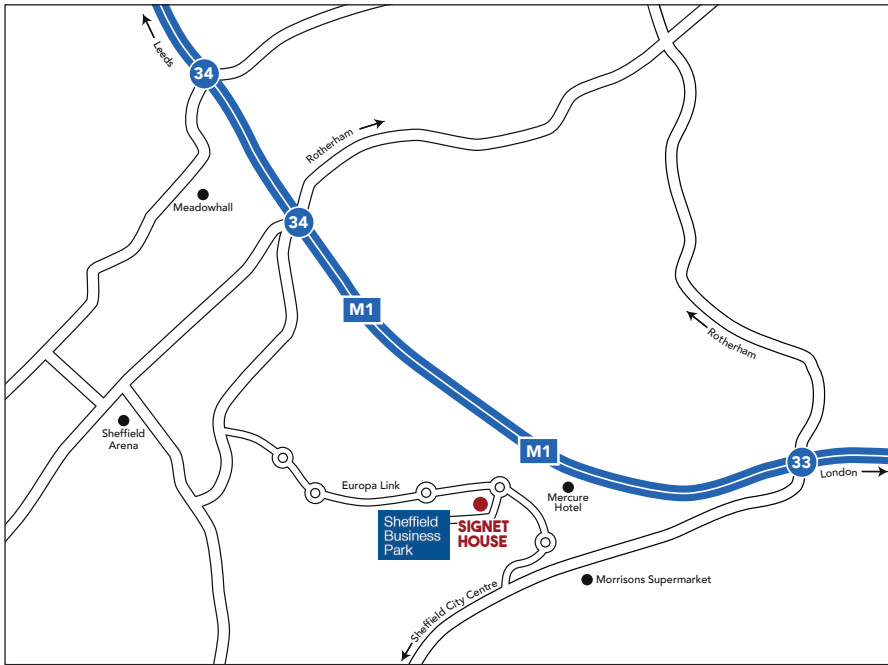
EXISTING LAYOUT PLANS



BASIC LAYOUT (GROUND FLOOR)



INDICATIVE DESK LAYOUT (SECOND FLOOR)



LOCATION

Signet House occupies a prominent position at the entrance to Sheffield Business Park, fronting Europa Link, the main route to the park. The office is close to the A630 Sheffield Parkway approximately 1 mile from Junction 33 of the M1. Meadowhall Shopping Centre is within 5 minutes drive to the North West. Sheffield City Centre is approximately 4 miles to the West with direct access via the Sheffield Parkway.

The business park has regular bus services from Sheffield, Rotherham and Meadowhall with 11 bus stops located throughout the park. Sheffield Business Park also benefits from a car share scheme as part of their travel plan and further details can be found on their website - www.sheffieldbusinesspark.co.uk.

LEASE

The premises are available on flexible lease terms subject to periodic reviews as a whole, or on a floor by floor basis.

RENT

On application. The rent will be subject to VAT.

ESTATES CHARGE

An estate service charge will be payable. The current payment for 2018 equates to £0.31 per square foot.

RATING

According to the Rating List on the Internet, the property is currently assessed as follows: Offices and Premises R.V. £213,000

EPC

The premises have a rating of 70 (Band C). A full EPC is available on request.

CONTACTS

For further information please contact the joint agents:



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adam.cockroft@cushwake.com

Note: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. October 2018.