

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

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



- **Self-Contained Two Storey Office Building**
- **In the Heart of Sheffield Business Park**
- **Benefits from Existing Fit Out**
- **34 Demised Car Parking Spaces**
- **5,376 – 11,076 sq ft (499.5 – 1,029.1 sq ft)**

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## LOCATION

The property is located on Europa Court, off Europa Link, on Sheffield Business Park.

Access to the Sheffield Parkway (A630) is approximately half a mile to the south which leads to Junction 33 of the M1 Motorway and Sheffield city centre, approximately two miles to the east and five miles to the west, respectively.

Meadowhall Shopping Centre and Junction 34 of the M1 Motorway are located approximately two miles to the north so links to the wider road network are excellent.

## DESCRIPTION

The building is a 11,076 sq ft self-contained HQ office building in the heart of Sheffield Business Park and comes with 34 demised car parking spaces.

Accessed via an impressive, double height reception, there are two floors of good quality office accommodation which can be split to offer on a floor by floor basis.

The premises are fitted out and arranged as a mixture of open plan and cellular office space with a passenger lift and kitchen facilities.

The offices benefit from air-conditioning, raised floors, mineral fibre suspended ceilings and excellent natural light. All of the windows are also fitted with venetian blinds.

## ACCOMMODATION

(All net areas are approximate)

<b>Ground Floor</b>	<b>5,700 sq ft</b>	<b>529.6 sq m</b>
<b>First Floor</b>	<b>5,376 sq ft</b>	<b>499.5 sq m</b>
<b>Ground Floor</b>	<b>11,076 sq ft</b>	<b>1,029 sq m</b>



## TERM / RENT

An assignment of the current lease to expire 21<sup>st</sup> March 2024 is available at a passing rent of **£128,375 per annum**.

A sub-lease is also available on the whole building or on a floor by floor basis at a rent of **£11.50 per sq ft** exclusive.

Alternatively a new lease may be available directly from the landlord by negotiation.

## VAT

If applicable, VAT is to be paid at the prevailing rate.

## RATING

The unit is rated as Bank and Premises with a 2017 RV of £105,000.

In April 2023 the RV will be £119,000

## CAR PARKING

There are 34 demised car parking spaces included in the lease.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

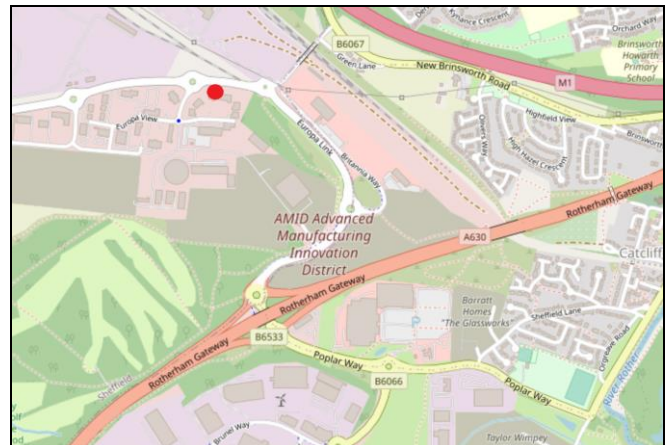
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

**07738 335 482**



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**January 2022**