



Unit T1

EUROPA LINK,
SHEFFIELD BUSINESS PARK,
SHEFFIELD, S9 1XT

[///formal.inch.edges](http://formal.inch.edges)

For Sale / To Let

AVAILABLE IMMEDIATELY
New 33,761 sq ft detached industrial
/ warehouse unit, including
3,140 sq ft of office space

9m to eaves

Offering a high profile position
fronting Europa Link, J33 M1



Sheffield Business Park is an established Business Park, home to a mixture of office and industrial and manufacturing occupiers, including Siemens, SIG, Gleeson, University of Sheffield and Boeing.

Description

Unit T1 provides a modern detached unit finished to a specification to include the following:-

- > 9m to eaves
- > 3 ground level loading doors
- > 3,140 sq ft fitted first floor office accommodation
- > 34 marked car parking spaces and secure gated yard area
- > Target BREEAM 'Very Good'
- > PIR controlled LED lighting to office
- > EV charging point
- > Rooftop Solar PV
- > 180 Kva incoming power supply

Accommodation

The premises provide the following approximate Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	2,845	30,621
First Floor Office	292	3,140
Total	3,137	33,761

Planning

The premises have planning consent for B2/ B8/ E(g). Planning reference 22/02155/FUL

Terms

The premises are available for sale or to let. Terms on application.

VAT

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

Money Laundering

Any incoming occupier / purchaser will be required to comply with money laundering regulations.

Legal Costs

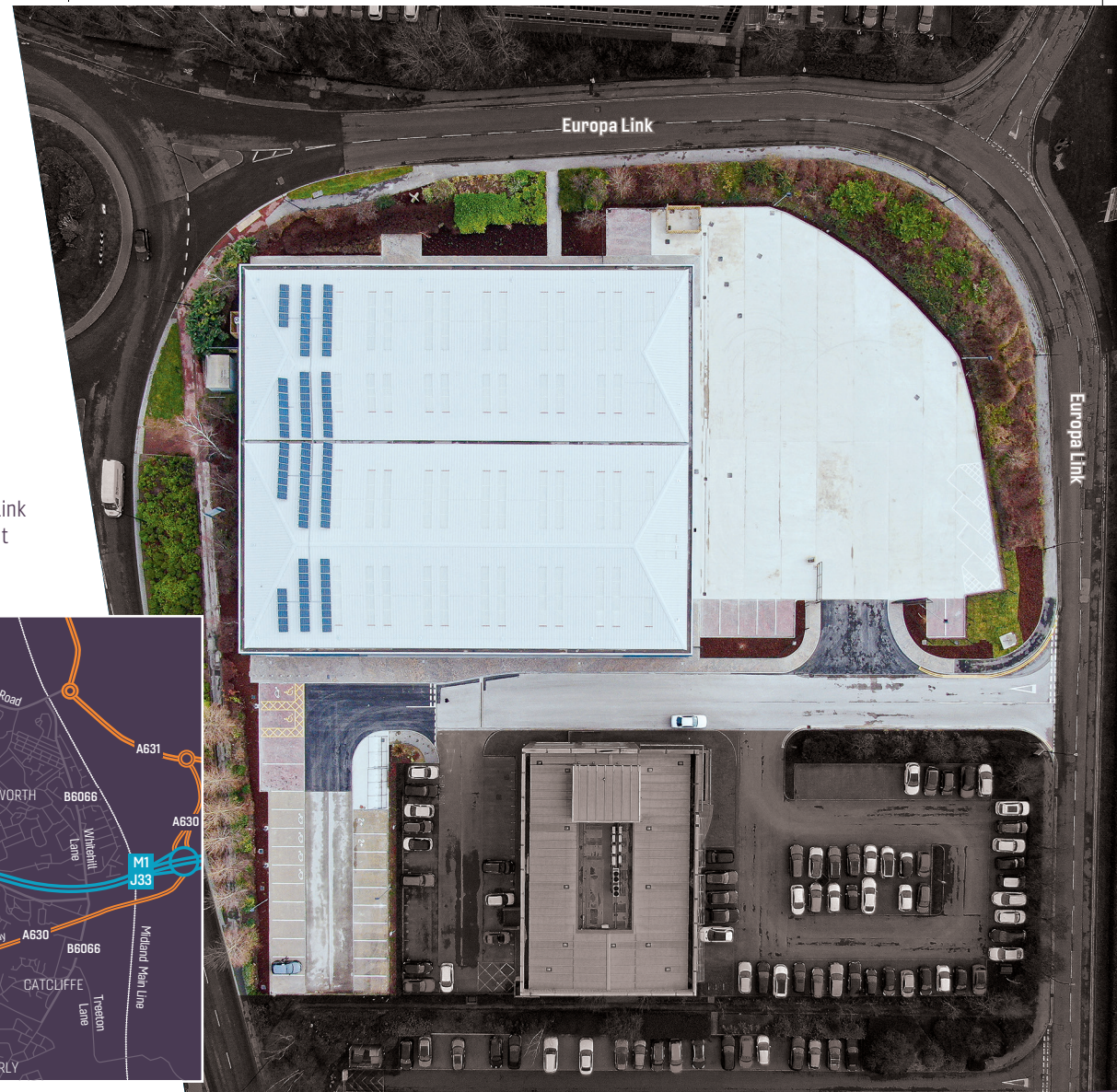
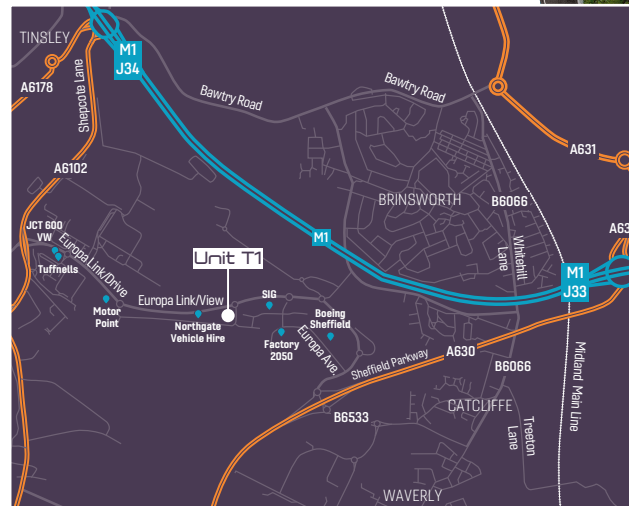
Each party to bear their own legal costs incurred in the transaction.

EPC

EPC Rating 'A'.

Location

From Sheffield Parkway, turn on to Europa Link and the plot is visible to the third roundabout with frontage directly on to Europa Link.



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 **GREGORY**
PROPERTY GROUP
www.gregorypropertygroup.co.uk

 **Knight Frank**
0114 2729750
knightfrank.co.uk

Viewing & Further Information

Rebecca Schofield –
rebecca.schofield@knightfrank.com
Harry Orwin-Allen –
harry.orwin-allen@knightfrank.com