

TO LET.

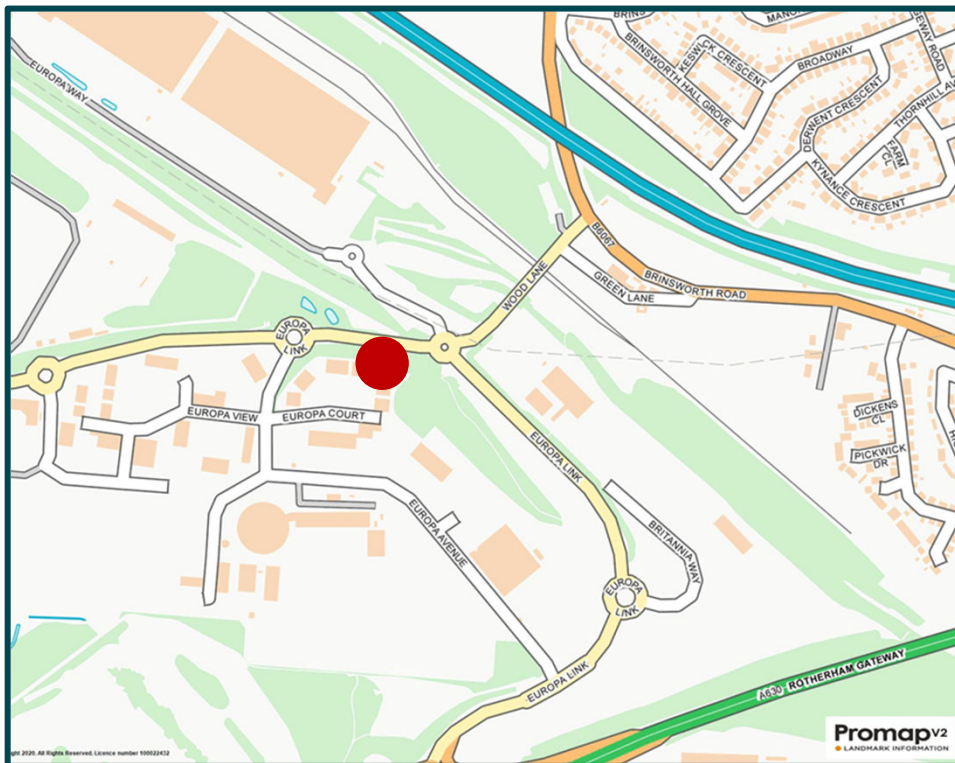


3 Europa Court, Sheffield Business Park, S9 1XE.
High Quality First Floor Office with fantastic links to J33 & 34 of the M1.

Location.

Europa Court forms part of the wider Sheffield Business Park, an established mixed commercial use location fronting Europa Link. Europa Link connects with the A630 Sheffield Parkway, a short distance to the south, which provides onward connectivity to Sheffield City Centre approximately 2 miles to the west and Junction 33 of the M1 motorway approximately 1.5 miles to the east. Junction 34 of the M1 and Meadowhall Shopping Centre are also located nearby, where fantastic amenity and public transport links including bus, train and lightrail supertram are located.

Regular shuttle bus links run from Sheffield Business Park to Sheffield City Centre, Rotherham City Centre and Meadowhall Shopping Centre.



Description.

Europa Link comprises six high quality detached business units overlooking a central, landscaped car park and forming part of the wider Sheffield Business Park.

The available office suite comprises the whole first floor within Building 3, a two storey, modern detached pavilion style office building. The suite can be accessed via an impressive communal entrance core providing passenger lift and stairwell to the first floor.

The suite benefits from the following specification:-

- Raised access floor
- Suspended ceilings
- Lighting
- Comfort cooling / heating
- Full facility core with W/Cs and showers
- Passenger lift
- 19 car parking spaces.

Accommodation.

The property provides the following Net Internal Area (NIA):

Description	Sq M	Sq Ft
First Floor, 3 Europa Court	512.27	5,514

Terms.

The property is available to let on a new lease to be negotiated, direct from the Landlord.

Quoting Rent.

£13.50 per sq ft per annum exclusive

Service Charge.

A service charge is payable to cover the upkeep and maintenance of the common and external areas of the building. Further details available on request.

Rating.

We understand that the property has a Rateable Value of £55,000.

EPC.

Available upon request.

VAT.

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

Legal Costs.

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

Contact.



For further information, or to arrange a viewing, please contact Joint Agents:

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Particulars dated updated March 2023. Photographs dated April 2022.

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