



# 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

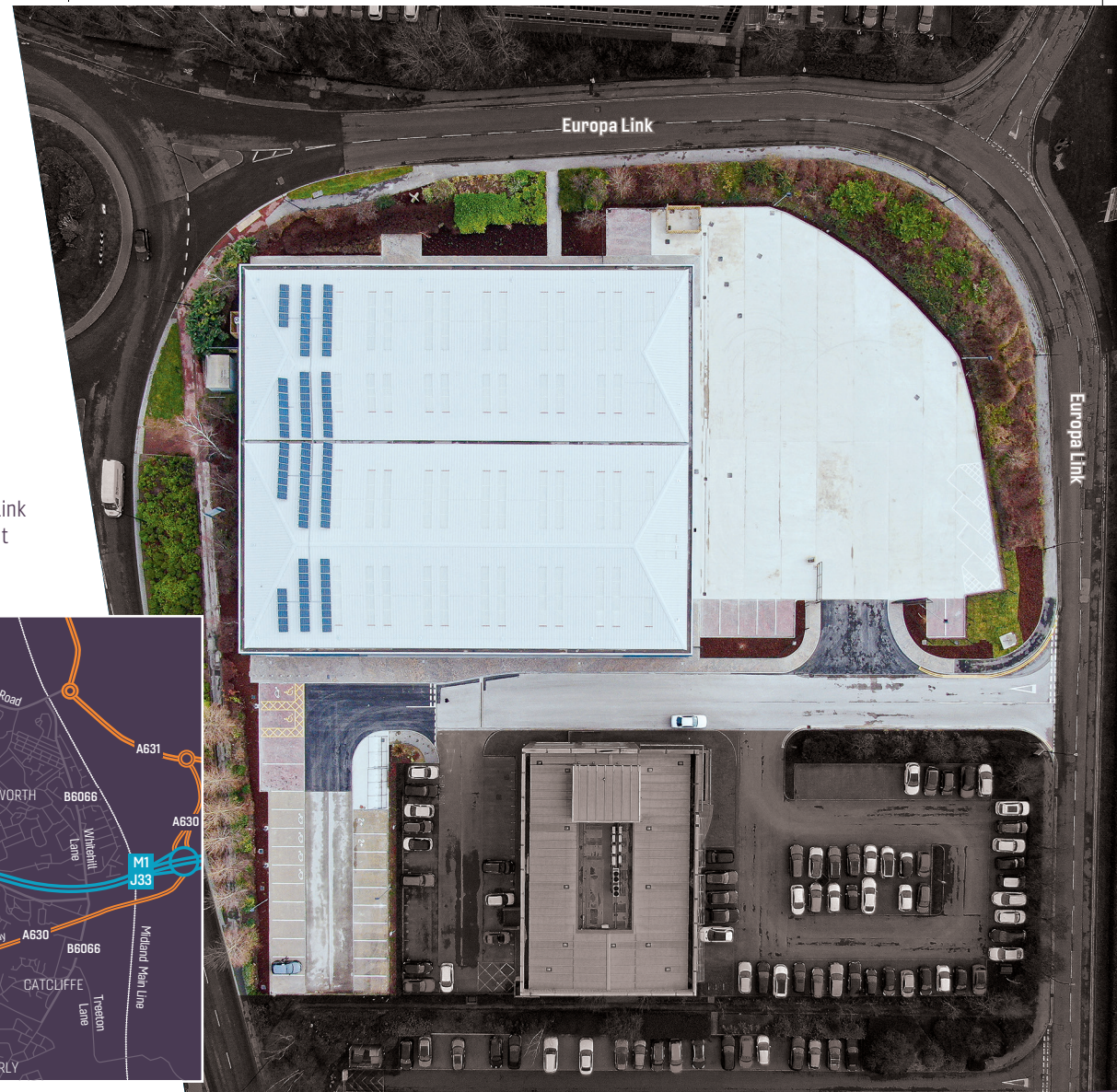
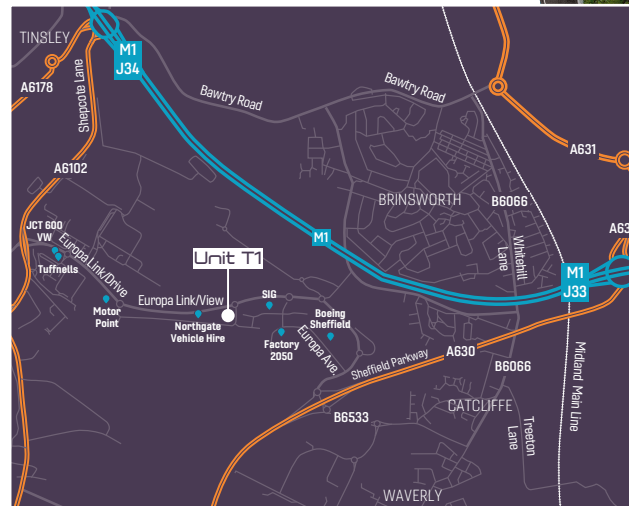
Each party to bear their own legal costs incurred in the transaction.

## 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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