

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

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



- **Preliminary Details**
- **Grade A Office Building on Popular Business Park**
- **20,439 sq ft / 1,898.9 sq m NIA over 3 Floors**
- **Fantastic Location Adjacent to M1 (J33/J34)**
- **74 Car Spaces**
- **To Let**

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## LOCATION

The property is located on Sheffield Business Park, which is 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.

## DESCRIPTION

The property comprises a detached, three storey, purpose-built office building developed in 2007.

- High quality internal fit out with raised access carpet tiled floors, suspended ceilings with recessed halogen and fluorescent lighting and air conditioning.
- Ground floor entrance lobby with feature double height atrium, tiled floor and revolving access doors.
- Predominantly cellular internal layout with a series of non-structural partition walls.
- Ground floor staff canteen area.
- Service core on each floor with staircase and lift lobby, WC's (male and female on each floor plus disabled at ground floor level).
- A 630 kg 8-person passenger lift connecting all floors.
- 74 Car spaces (possibly more by negotiation)

## ACCOMMODATION (Approx net internal areas)

Ground Floor - Reception & Offices	6,894 sq ft	640.5 sq m
First Floor - Offices	6,651 sq ft	617.9 sq m
Second Floor - Offices	6,894 sq ft	640.5 sq m
<b>Total</b>	<b>20,439 sq ft</b>	<b>1,898.9 sq m</b>



## LEASE

The premises are available on flexible lease terms subject to periodic reviews.

## RENT

On application. The rent will be subject to VAT.

## SERVICE CHARGE

An estate service charge will be payable. This currently stands at £5,364 per annum.

## RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Offices and Premises R.V. £213,000

## ENERGY PERFORMANCE CERTIFICATE

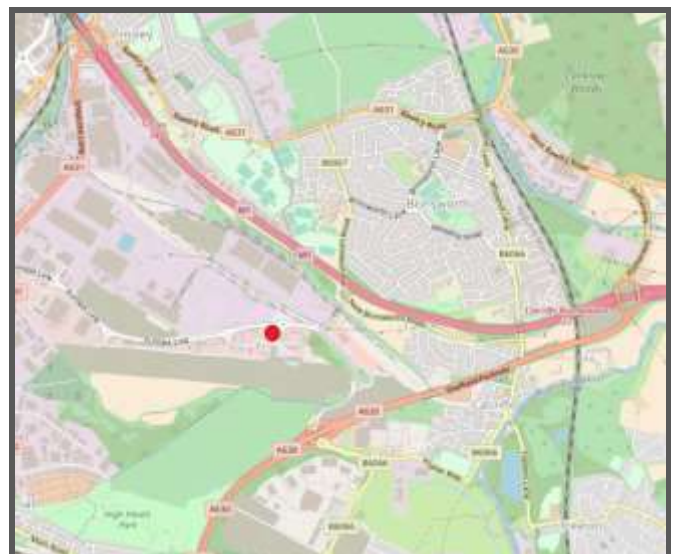
The premises have a rating of 70 (Band C). A full EPC is available on request.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

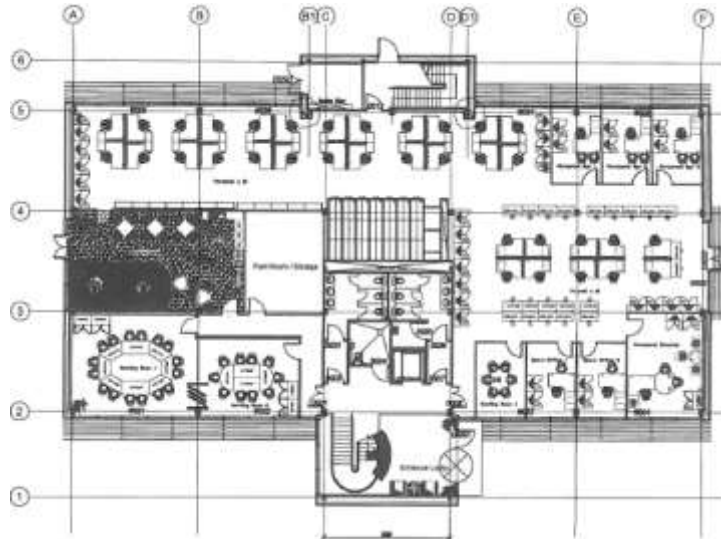
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents - Crosthwaite Commercial - Mark Holmes on 0114 272 3888 or [mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com) or Cushman & Wakefield - Ross Firth on 0113 233 7303 or [ross.firth@cushwake.com](mailto:ross.firth@cushwake.com)

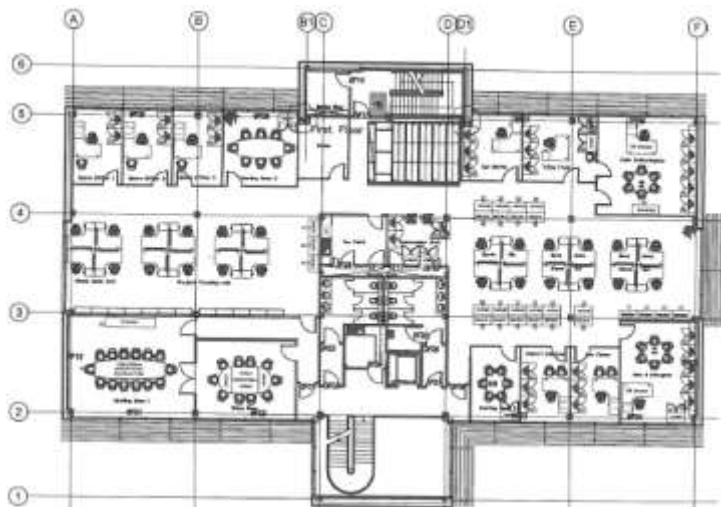


**SUBJECT TO CONTRACT & AVAILABILITY**  
July 2018

**Existing Layout Plans**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**Not to Scale**