

Property Consultants



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

To Let

Adsetts House, 16 Europa View, Sheffield Business Park, Sheffield S9 1XH



- **Second Floor Office To Let**
- **Prominent Grade A Office Within Sheffield Business Park**
- **Car Parking Available On Site**
- **Excellent Motorway Access**
- **To Let on a New Lease**
- **6,917 sq ft (642.6 sq m)**

www.crosthwaitecommercial.com

LOCATION

Adsetts House forms part of the successful Sheffield Business Park with good connectivity to both J33 and J34 of the M1. Occupiers on the estate include South Yorkshire Police, Fulcrum, Lab Logic, TNS and University of Sheffield to name but a few. The University of Sheffield have significantly invested at this location with their factory 2050 and also purchased Phase 2 land of circa 50 acres.

The property is within the wider Advanced Manufacturing and Innovation District, linked with the Advanced Manufacturing Park which has seen inward investment from the likes of McLaren, Rolls Royce and Boeing. As well as affording good access to the motorway network via J33 and J34 of the M1, the development has good communication links with the South Yorkshire region including Rotherham, Barnsley and Doncaster, as well as being approximately 6 miles from Sheffield City Centre.

DESCRIPTION

Adsetts House is a purpose built 3 storey modern office building. To the rear of the building is a dedicated car park with barrier entrance which can be allocated on a pro-rata basis. Note: additional car parking is available in an adjacent car park on a separate license agreement.

Internally, the building has a shared entrance reception with feature core with staircase and lift access to the upper floors. There are accessible, ladies and gents toilets are also within this area.

The second floor office comprises a modern rectangular floor plate which provides flexible office accommodation, and the suite, although predominantly open plan does have a kitchen/breakout area, two phone/teams booths and two 6 person meeting rooms. The rest of the office is open plan with seating for 127 desk stations

ACCOMMODATION (Approx net internal areas)

Second Floor	6,917 sq ft	642.6 sq m
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RATING

The property has a Rateable Value of £260,000 for the whole building, so will requiring splitting.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC of B – 43. Certificate available on request.

RENT

Further information on application.

LEASE

The premises are available on a new lease with terms to be agreed.

VAT

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

SERVICE CHARGE

A service charge is payable to cover the maintenance and upkeep of the common areas of the building and a general wider estate service charge.

LEGAL COSTS

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

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 detailed below:

Mark Holmes – Crosthwaite Commercial

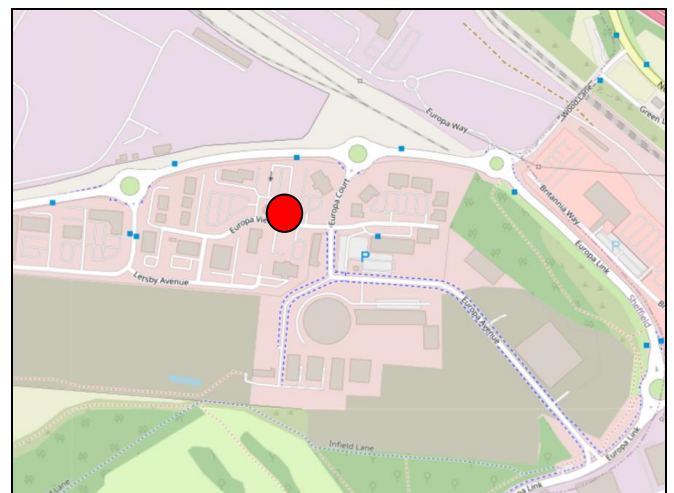
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SUBJECT TO CONTRACT AND AVAILABILITY April 2025