

# 1 MEADOWHALL BUSINESS PARK

Carbrook Hall, Meadowhall, Sheffield, S9 2DB Jct 34, M1



**3,750 - 7,500 SQ FT OF PRIME OFFICE ACCOMMODATION  
WITH CAR PARKING SPACES, TO LET**

[meadowhallbusinesspark.co.uk](http://meadowhallbusinesspark.co.uk)

[@meadowhall\\_bp](https://twitter.com/meadowhall_bp)

Occupying a prime location close to the M1 motorway junction 34, Meadowhall Business Park provides in total 72,000 sqft (6,689 sqm) of modern well configured low rise office accommodation set in 5 x separate office blocks. The last remaining Building 1 has the ground floor available to let, delivering either 2 suites of circa 3,750 sq ft, or the whole ground floor of circa 7,500 sq ft, with car parking spaces.



Only one building remaining of 15,000 sq ft total, comprising two floors on ground and first floors. The building has direct access, an entrance lobby and fully separated services, including lift access and showers.

**Specification includes:**

- Comfort cooling and raised floor
- New kitchens
- Fully fitted washroom/WC facilities
- Newly redecorated
- Fully carpeted
- Suspended ceilings with LED lighting
- Lift access
- Security upgrades including CCTV with 24/7 access
- Cycle parking and shower
- Building 1 has up to 51 car spaces.

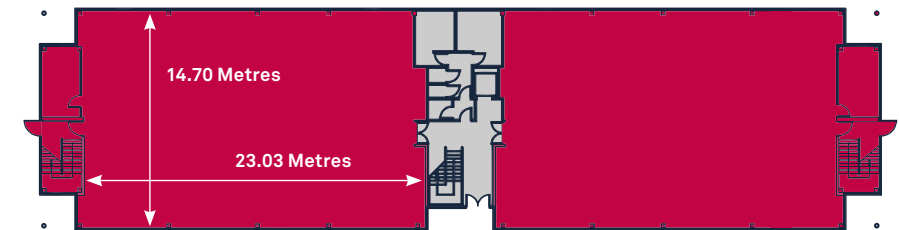


**Key features of the Park include the following:**

- Total site area 3.2 acres
- Each floor separately and fully serviced
- Excellent natural light to all areas
- Barrier controlled on-site car parking
- Up to 230 car parking spaces allocated pro rata
- Superb road, rail, bus and supertram connections
- On site café

1	2	3	4	5
Available	Tata	NG Bailey	Community	Preventx

**Building 1 - 7,500 sq ft - 15,000 sq ft**



**Terms/ availability**

Available to let on a new lease - Rent of £13.00 per sq ft per annum exclusive

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