

TO LET.

Second Floor Office Building.



Adsetts House, 16 Europa View, Sheffield Business Park, Sheffield, S9 1XH
6,917sqft (642.6sqm).

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 acre.

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.

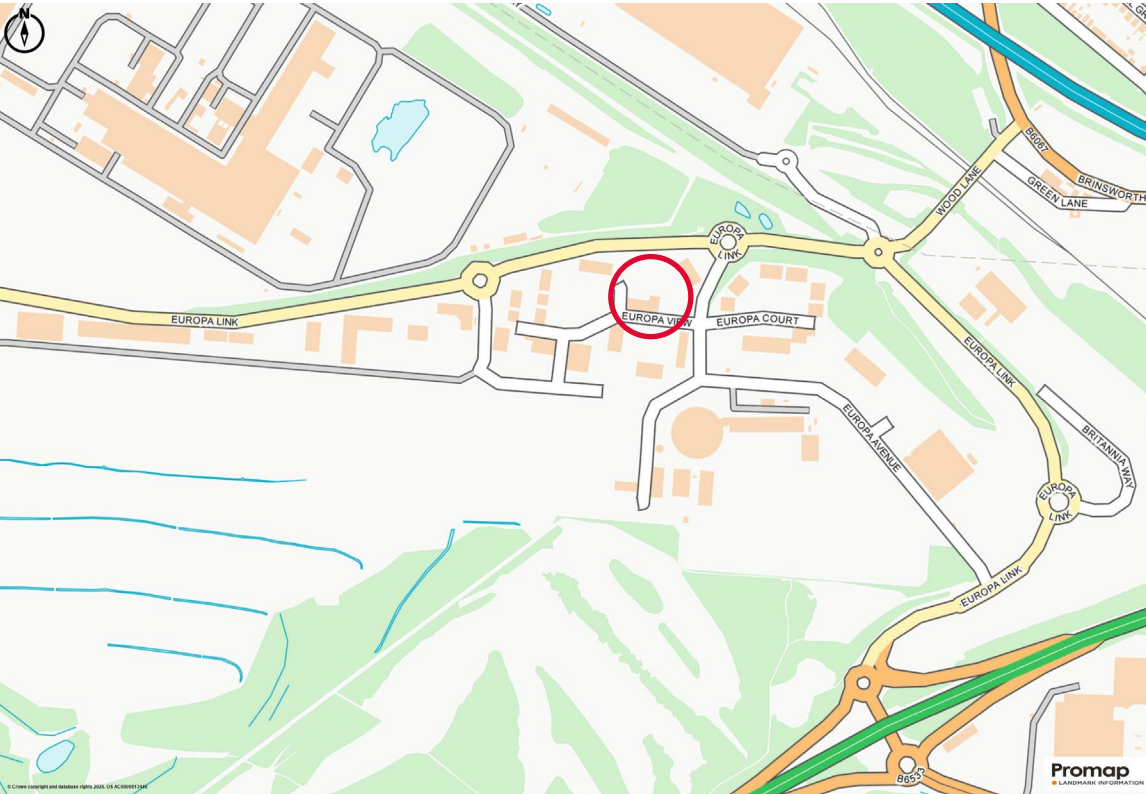
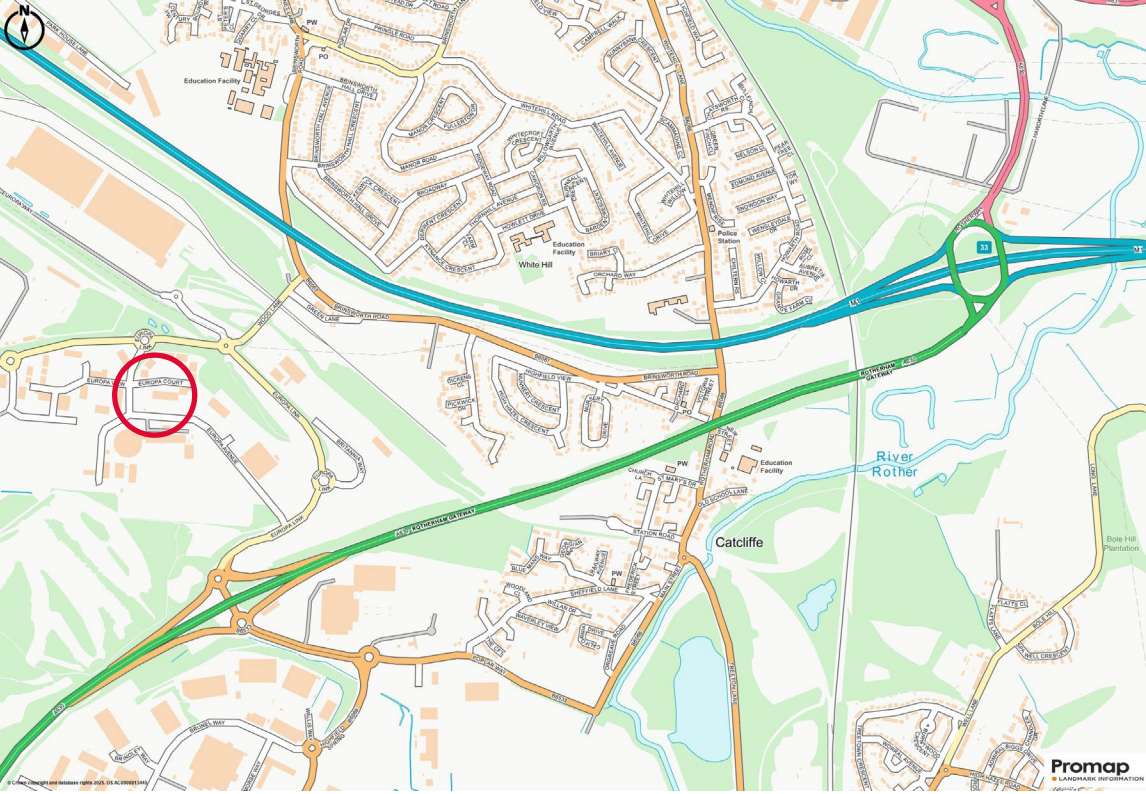
Description.

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

Subject to Contract.



Specification

- Double glazed windows
- Raised access floor
- Suspended ceiling with LED lighting
- Comfort cooled

Accommodation.

We understand the property comprises a Net Internal Area of approximately 6,917 sq ft (642.6 sq m).

Quoting Rent.

Further information on application.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

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.

Rateable Value.

The property has a Rateable Value of £260,000 for the whole building. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

Services.

We confirm we have not tested any of the service installations and any occupier must satisfy themselves as to the state and condition of such items.

EPC.

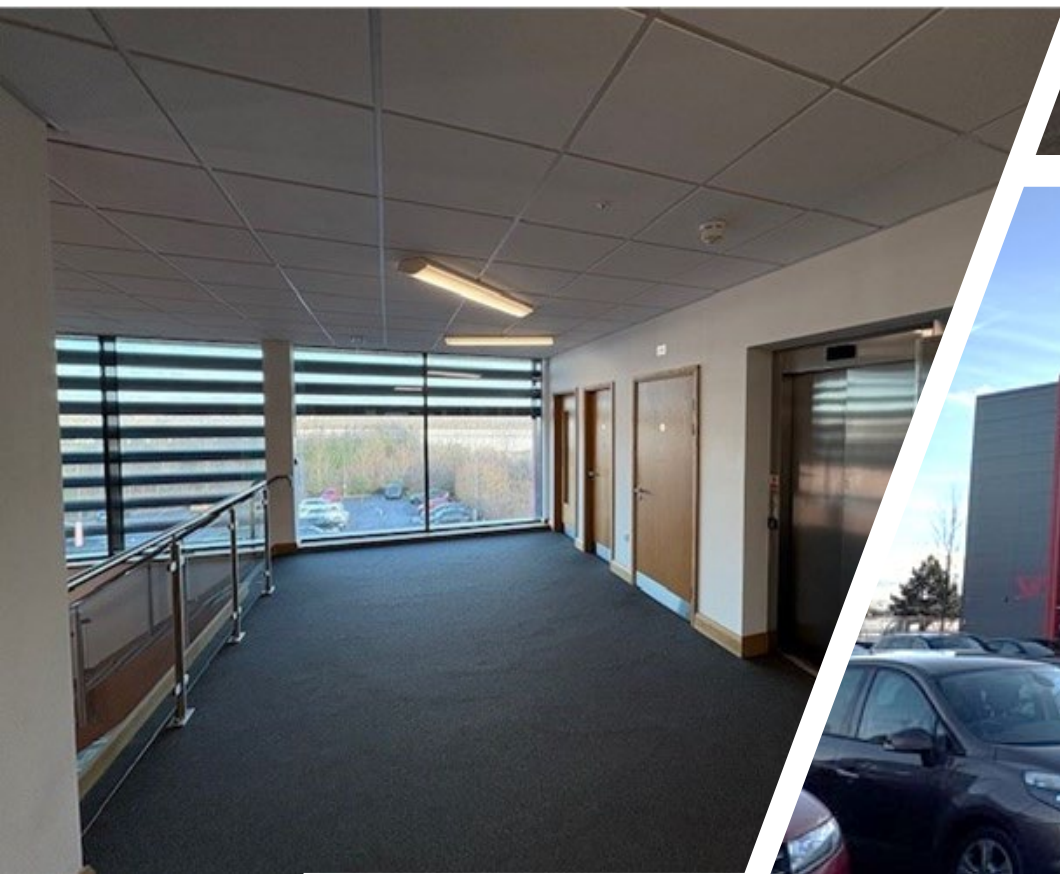
The property has an Energy Performance Certificate (EPC) rating of B43.

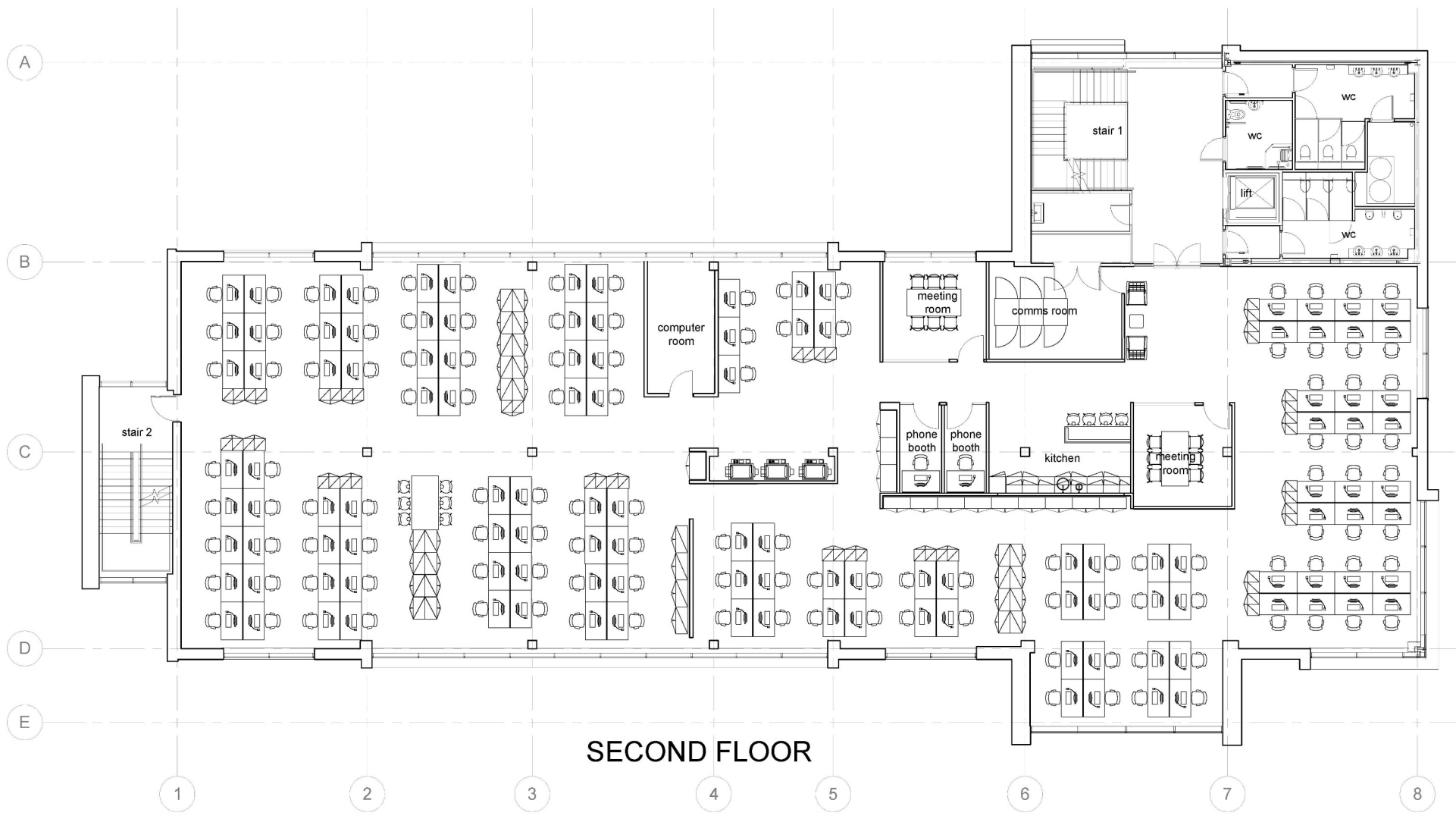
VAT.

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

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.





SECOND FLOOR

NOTE: Not to scale - for seating plans only.

Contact.



For further information, or to arrange a viewing, please contact joint agents:

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Particulars dated 7 March 2025.. Photographs dated January 2025.

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