



To Let / For Sale

Grade A Office Building
6,552 – 20,312 sq ft
Ideal for company HQ

2 EUROPA VIEW

Sheffield Business Park, Sheffield S9 1XH



Description

2 Europa View is a 3 storey detached office building situated on a self-contained site with 77 car parking spaces. Internally there is an impressive full height reception area with reception desk and visitor seating.

The office space is set over the 3 floors and benefits from open plan floor plates, which currently also provide separate meeting rooms, break out spaces, and kitchen areas.

The property is also fully DDA compliant with a lift, Disabled WC and shower facilities.

Specification

Constructed in 2005, the building comprises a modern out of town office building over three floors. The building is of a Grade A specification providing:



Double Height Reception



Raised Access Flooring



Suspended Ceilings



77 Car Parking Spaces (Including EV Chargers)



Cycle Storage



Cat 2 LED Lighting



VRF Air Conditioning



Floor to Ceiling Height of 2.8m

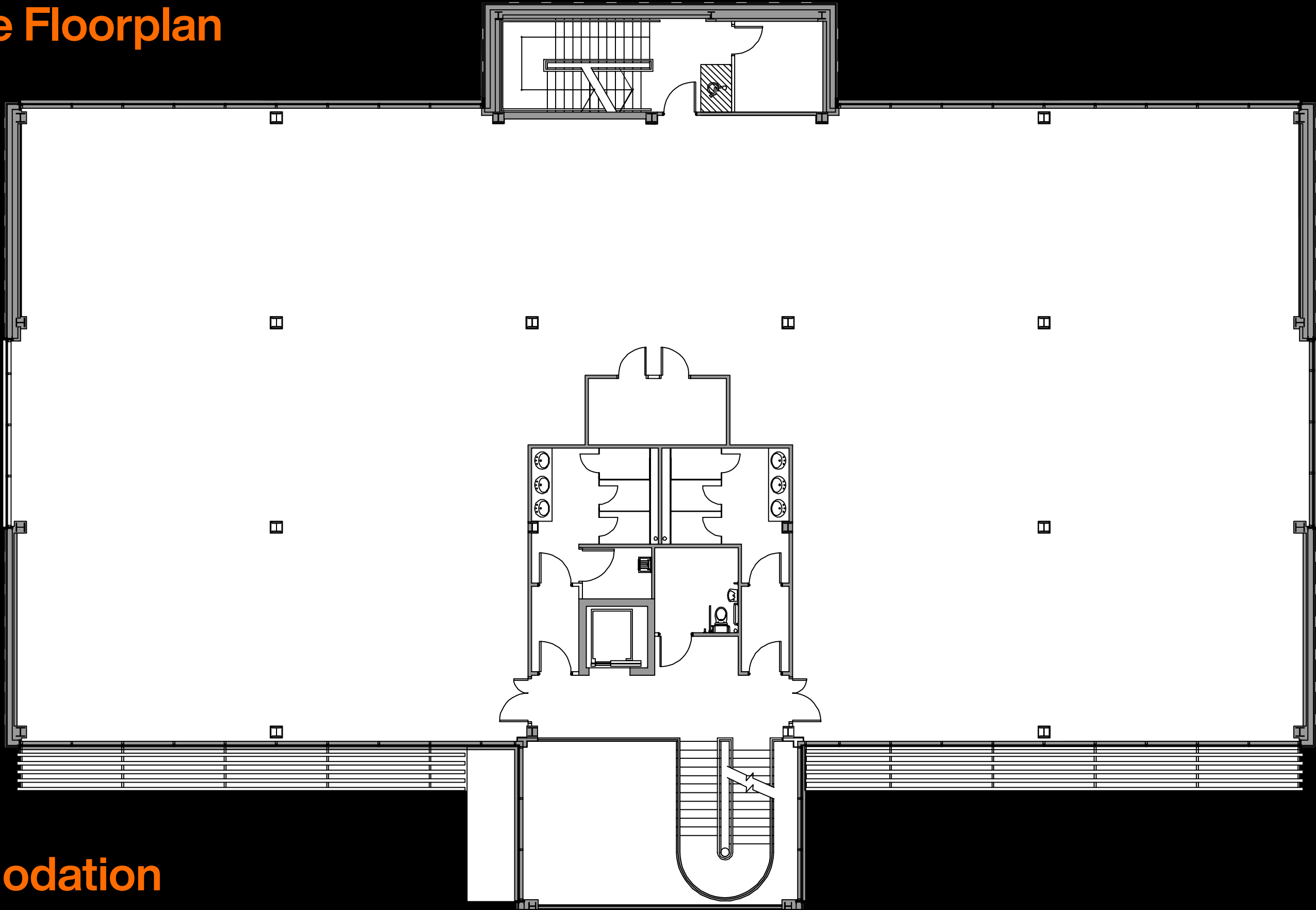


Male & Female WC's & Shower



Facilities on Every Floor

Indicative Floorplan



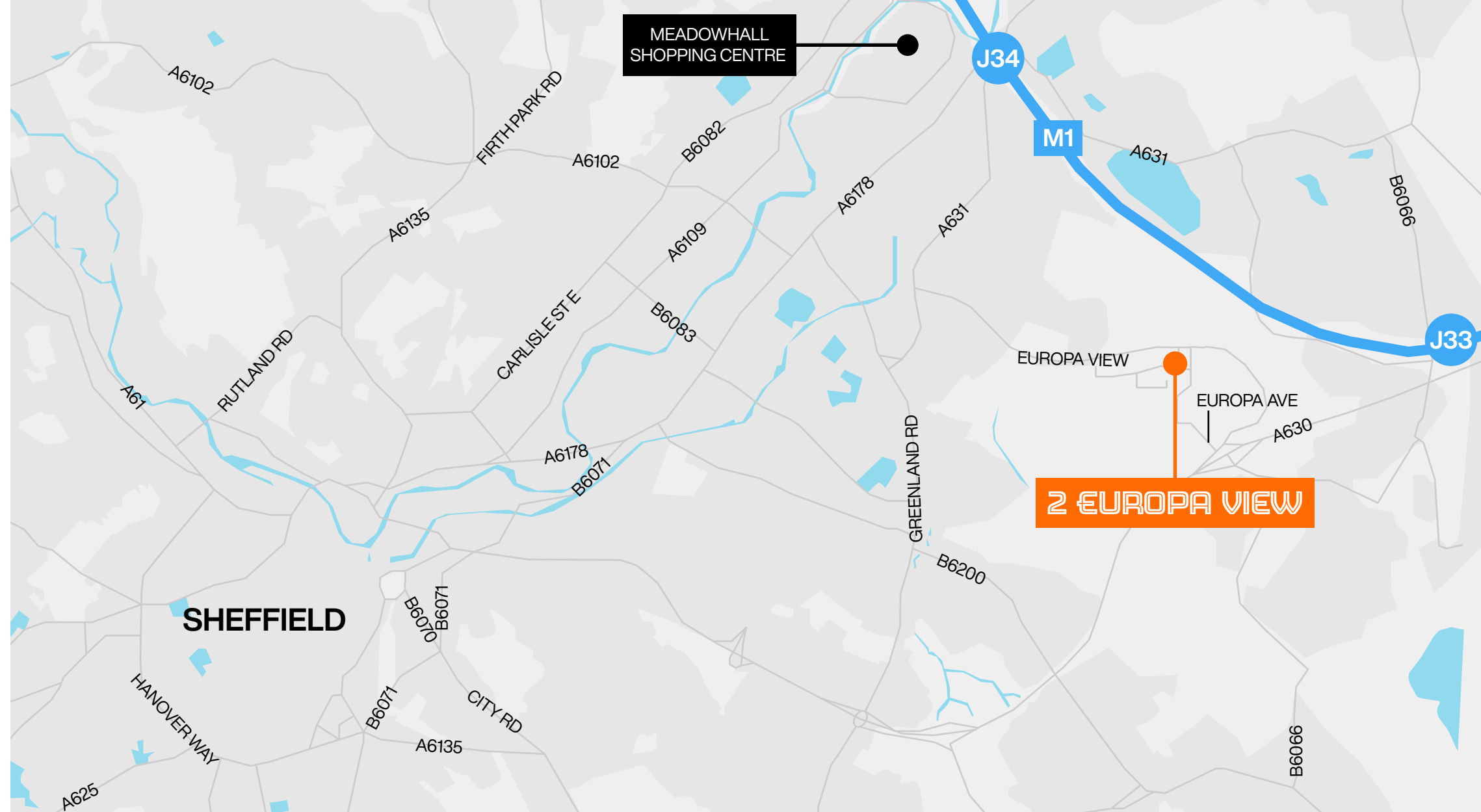
Accommodation

The property provides 20,312 sq ft over three floors.

SITE

The site area is 1.06 acres.

Ground Floor Reception	442 sq ft
Ground Floor Office	6,552 sq ft
First Floor Office	6,552 sq ft
Second Floor Office	6,766 sq ft
Total	20,312 sq ft



Location

Sheffield Business Park is located approximately 5 miles to the east of Sheffield City Centre near to J33 & 34 of the M1.

This location provides excellent connectivity to the motorway network as well as Sheffield and Rotherham centres. Specifically, the Business Park sits to the north of the A630, which is the main arterial route connecting the city centre with the M1 and Rotherham.

M1 (J33)	2 miles	M18 (J3)	15 miles
M1 (J34)	2.4 miles	Leeds	36 miles
Meadowhall	2.8 miles	Manchester	45 miles
Sheffield	5 miles		



Situation

Sheffield Business Park is one of the largest in the region totalling over 200 acres in an exclusive country park setting, with c.50 individual buildings comprising a mixture of office and light industrial buildings along with ancillary leisure. The Park has a wide range of amenities on site which include a bus service, the 4 star Mercure Hotel, cafés a crèche and Sheffield Business Centre with its dedicated development and management team.

The Scheme makes an ideal location for businesses that require excellent motorway connections, car parking and 'Grade A' office accommodation.



Gallery



Further Information

EPC

The property has an EPC rating of B. A copy of the EPC rating is available upon request.

TERMS

The building is available to let as a whole or on a floor-by-floor basis, or a Freehold sale of the whole will also be considered.

CONTACT

For more information, please contact:



Matt Procter
07514 311 590
mprocter@lsh.co.uk

0114 299 3121
www.colloco.co

colloco.

Tim Bottrill
07810 865 561
tim@colloco.co

IMPORTANT NOTICE: Lambert Smith Hampton & Colloco gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published November 2025.