

150 acres (61 ha)
B1/B8 Advanced manufacturing/HQ office

Design and build



Plots available



FOR SALE/TO LET

A range of land and property options
from 10,000-200,000 sq ft/1-25 acres

- Less than two miles from the M1/J33
- Established advanced manufacturing campus
- A high quality built and natural environment
- Home to Rolls-Royce, Boeing,
and The University of Sheffield



THE CONCEPT

The AMP is the culmination of over 10 years of development with world-class occupiers including the University of Sheffield, Boeing and Rolls-Royce.

The AMP is where world-class research businesses and supply chain manufacturers are developing cutting-edge technologies and advanced manufacturing processes.

Up to 3,500 pioneering new jobs are being created at the UK's most successful advanced manufacturing technology park, which enjoys the full benefits of being part of the Sheffield City Region Enterprise Zone.

CUTTING-EDGE TECHNOLOGY

The AMP is home to world-leading expertise in a number of advanced manufacturing technologies including: materials joining, high-performance machining, composites technology, high-integrity castings, engineering design, rapid prototyping, additive manufacture, testing and certification.

Technology sectors at the AMP currently include: aerospace, automotive, medical, sport, environmental, energy, oil, gas, defence and construction.





DELIVERABILITY

The Advanced Manufacturing Park (AMP) is a well-connected business environment offering a fast growing destination for established world class and aspiring intelligent firms.

The AMP is so much more than an employment park; It offers a once-in-a-generation opportunity to be part of a truly world class, leading edge place, part of Waverley, Yorkshire's largest ever mixed-use brownfield development.

The AMP offers a uniquely diverse range of options where bespoke developments can deliver different uses which can either be combined within a single facility, or taken separately.

Harworth has a full and active design and technical team in place who will work with occupiers to provide build to suit property solutions that match individual occupiers' specific needs.

Buildings are available to occupy by way of freehold or leasehold interest. Terms and deliverability will be tailored to suit occupational requirements.

AVAILABILITY

Requirements from 10,000-200,000 sq ft can be accommodated on a build to suit basis.

Alternatively land is available for sale. Plots of 1-25 acres are available.



ENTERPRISE ZONE

The AMP falls within a designated Enterprise Zone site with possible incentives available to new occupiers coming to the Park. These include enhanced capital allowances and increased support for inward investment.

The area is recognised as 'the UK's leading Enterprise Zone site'.

Source: FDI Magazine (2015)

WORLD-CLASS ENVIRONMENT

The AMP is internationally recognised for its innovative research and advanced manufacturing environment. The AMP has already attracted world leaders in hi-tech manufacturing, such as Rolls-Royce, Boeing, and the University of Sheffield.

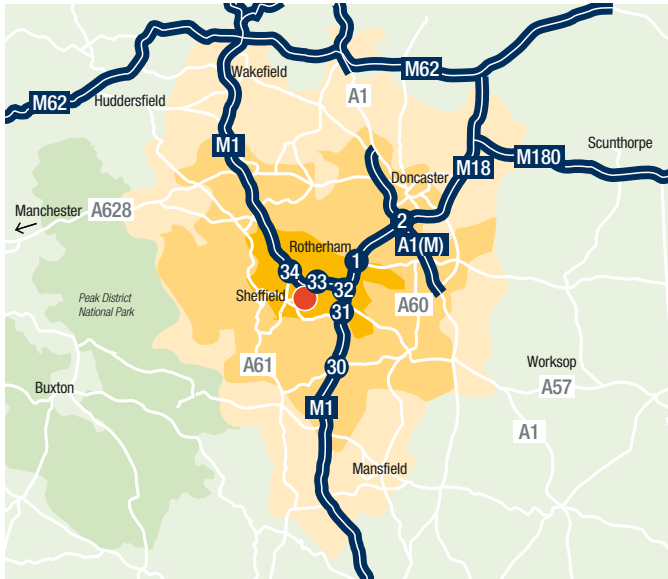
Situated in the heart of the UK with a highly skilled workforce at its disposal, the AMP has gone from strength to strength over the last few years.

The modern development provides a range of land and property options to suit all business needs, strengthened by:

- An enviable location, less than two miles from the M1 motorway at junction 33
- An established intellectual and research campus
- A high quality built and natural environment, with access to lakes and green spaces
- Home to Rolls-Royce, Boeing, and The University of Sheffield

Transforming Regenerating Revitalising

www.harworthgroup.com/amp



2 million people
live within a 30
minute drive

Source: www.rotherhamtowncentre.co.uk

750,000 people
live in Rotherham
and Sheffield

Source: ons.gov.uk

Peak drive times

- 15 mins
- 15-30 mins
- 30-45 mins

Source: www.drivetimeapps.co.uk



Circa 60,000 students
at the University of Sheffield
and Sheffield Hallam University,
with one of the highest retention
rates in the country

Source: www.shu.ac.uk



21,000 graduates
from Sheffield's two
universities each year

Source: shu.ac.uk and sheff.ac.uk



Harworth

In total the AMP provides 150 acres capable of accommodating up to 2 million sq ft of various uses across the park. Half of that has already been developed.

B1 & B2 (hi-tech manufacturing/industrial)

The AMP can accommodate requirements of 10,000-200,000 sq ft for B1 and B2 uses on a design and build basis.

Education/research and development

The AMP is renowned for its research and development and can provide additional accommodation to support the continued growth of this sector at the AMP.

B1 (HQ office)

The AMP can accommodate a HQ office location, offering a world-class environment within a cluster of globally branded business enterprises, events and accommodation - hotel, leisure and conference facility. Unit 6 already has Reserved Matters planning consent for the building indicated.

ACCOMMODATION

Unit 1	125,000 sq ft	11,615 sq m
Unit 2A	25,000 sq ft	2,323 sq m
Unit 2B	30,000 sq ft	2,787 sq m
Unit 2C	40,000 sq ft	3,716 sq m
Unit 3	100,000 sq ft	9,290 sq m
Unit 4	100,000 sq ft	9,290 sq m
Unit 5	45,000 sq ft	4,180 sq m
Unit 6	21,046 sq ft	1,955 sq m
Unit 7A	15,000 sq ft	1,393 sq m
Unit 7B	11,000 sq ft	1,021 sq m
Unit 8A	7,200 sq ft	669 sq m
Unit 8B	6,000 sq ft	557 sq m
Unit 8C	4,900 sq ft	455 sq m
Unit 8D	7,650 sq ft	711 sq m
Unit 9	15,000 sq ft	1,393 sq m
Unit 10	20,000 sq ft	1,858 sq m

This is an indicative masterplan and occupiers' specific requirements can be accommodated.

Units 3 and 4 can be combined to offer potential for a larger 200,000 sq ft unit.

Advanced Manufacturing Park part of Waverley – Yorkshire's largest sustainable mixed-use development; set in 740 acres





ADVANCED MANUFACTURING PARK - S60 5WG

LOCATION

The Advanced Manufacturing Park (AMP), is strategically located on the Rotherham/Sheffield border, just two minutes from junction 33 of the M1 motorway and just off the A630 Sheffield Parkway.

The overall site comprises 150 acres of land that has been developed to create a world-class business and manufacturing park.

The AMP is recognised internationally for its innovative research and advanced manufacturing processes, and has already attracted world leading high technology companies such as Rolls-Royce, The University of Sheffield Advanced Manufacturing Research Centre (AMRC) with Boeing, Nuclear AMRC, AMRC Training Centre and TWI.

Technologies at the AMP currently include: aerospace, automotive, medical, sport, environmental, energy and construction.

The Sheffield City Region is situated in the heart of the UK and offers excellent access to the UK via mainline rail and motorway networks.

London is only two hours away by train and there are six international airports within a 90 minute drive of Sheffield, including Robin Hood Airport Doncaster-Sheffield, Manchester International Airport, Birmingham International Airport, Nottingham East Midlands Airport, Leeds-Bradford Airport and Humberside Airport.

The east coast deepwater ports on the Humber are less than two hours drive away, as is the west coast port of Liverpool.



CONTACT & FURTHER INFORMATION

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