

B1 Business/manufacturing/research and development
From 4,961 sq ft (461 sq m) to 30,582 sq ft (2,841 sq m)

New build



PHASE 3 - TO LET
IMMEDIATELY AVAILABLE

A new high quality development on the
UK's premier Advanced Manufacturing Park

- Direct access to M1/J33
- Clear height of 7 metres
- High quality fitted offices
- Located in SCR Enterprise Zone



Indicative image

THE BENEFITS

Harworth's "R-evolution" model is designed to offer modern flexible business space targeting companies seeking to relocate to the prestigious Advanced Manufacturing Park.

Enterprise Zone

R-evolution sits within the UK's leading Enterprise Zone, with possible incentives to new occupiers coming to the Park. These include enhanced capital allowances and increased support to inward investment.

Source: FDI Magazine (2015)

AMID

The AMP sits within the Advanced Manufacturing & Innovation District (AMID) located within the Sheffield City Region, which provides support and potential funding for companies involved in the high-end manufacturing and engineering sectors. The aim of the AMID is to create a new centre of excellence targeting collaboration between occupiers within the district.

Environmental standards

As part of our ongoing commitment to provide buildings which take environmental factors into account, the units will achieve a minimum BREEAM rating of Very Good.

Planning

Planning consent is in place for B1 (a,b,c) B2 and B8 business/manufacturing/research and development.

Design and specification

Following the success of Phase 1 and 2, Harworth is developing Phase 3 of R-evolution (Units 5A, 5B, 6A-6D) in accordance with the Design Guide for the Advanced Manufacturing Park (AMP), to the following specification:

- Steel portal framed building with feature glazing to office
- 7 metres to underside of haunch
- One electronically operated 5 metre high loading door to warehouse/workshop per unit
- Floor loading of 50kN/sq m to the warehouse/workshop
- Dedicated car parking to each unit with large service yards to front
- Car parking space ratio of 1:870 sq ft
- Modern offices with WC facilities incorporated into each unit comprising minimum 10% of gross internal floorspace
- All mains services and drainage connections



INDICATIVE IMAGE - PHASE 2 UNITS



ACCOMMODATION

Unit 5A and 5B	sq ft	sq m
5A	17,359	1,612
5B	13,223	1,229
Total	30,582	2,841

Unit 6A - 6D	sq ft	sq m
6A Under offer	7,244	673
6B Under offer	6,057	564
6C Under offer	4,961	461
6D Under offer	7,705	716
Total	25,967	2,414

TERMS

The units are available to let on full repairing and insuring terms to be agreed.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction.





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 Doncaster Sheffield Airport, 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.



INDICATIVE MASTERPLAN AND CURRENT AERIAL – ADVANCED MANUFACTURING PARK

CONTACT & FURTHER INFORMATION

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