



PART OF 
advanced
manufacturing park



A NEW, HIGH QUALITY DEVELOPMENT PROVIDING
A RANGE OF BUSINESS UNITS FROM 10,000 SQ FT
TO 50,000 SQ FT ON THE UK'S PREMIER ADVANCED
MANUFACTURING TECHNOLOGY PARK.

 -evolution
@ THE AMP



CGI representative of enhanced specification design

R-EVOLUTION FALLS WITHIN A DESIGNATED ENTERPRISE ZONE SITE WITH INCENTIVES TO BENEFIT NEW OCCUPIERS COMING TO THE PARK. DESIGNED TO OFFER MODERN FLEXIBLE BUSINESS SPACE TARGETING COMPANIES SEEKING TO RELOCATE TO THIS PRESTIGIOUS ADVANCED MANUFACTURING PARK.

Environmental Standard

As part of our ongoing commitment to provide buildings which take environmental factors into account, the units will achieve a minimum BREEAM (Building Research Establishment Environmental Assessment Method) rating of Very Good.

Design & Specification

Harworth Estates will work with occupiers to tailor the building design to suit their specific needs in accordance with the Design Guide for the AMP.

The striking buildings include:

- All mains services and drainage connections
- Steel portal framed building with glazed areas
- Underside of haunch to be a minimum of 6m to units up to 15,000 sq ft (7m to larger units)
- Electric 5m high loading doors
- Dedicated car parking to each unit with large service yards
- Floor loading of 4 kN/sq m +1 (demountable partitions) for office and ancillary areas and 30 kN/sq m to warehouse/workshop
- Office / Toilet area incorporated into each unit
- Bespoke internal fit out available
- The base specification will incorporate electricity based on a level of 50 kVA per 10,000 sq ft. Gas and water will also be provided to all units



Accommodation

Plot R1 - 2.27 acres / 0.9 hectares
40,000 sq ft

Plot R2 - 1.83 acres / 0.74 hectares
30,000 sq ft

Plot R3 - 3.15 acres / 1.27 hectares
6 x 10,000 sq ft units

Plot R4 - 1.49 acres / 0.6 hectares
20,000 sq ft

Plot R5 - 2.87 acres / 1.16 hectares
50,000 sq ft

Total - 200,000 sq ft

Site area - 12.94 acres / 5.23 hectares
(including common areas)

Terms

The units are available either to let on a full repairing and insuring lease or for sale by way of a 999 year ground lease.

Legal Costs

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



The AMP is strategically located as part of the Waverley mixed use development on the Rotherham/Sheffield border, minutes from junction 33 of the M1, just off the A630 Sheffield Parkway. The overall site comprises of 150 acres of land, which is being developed to create a world class business and manufacturing park, already housing high technology companies including The Advanced Manufacturing Research Centre with Boeing (AMRC), Nuclear AMRC, AMRC Composite Centre, Rolls Royce, TWI & Castings Technology International (Cti).

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 2 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 2 hours drive away, as is the west coast port of Liverpool.

A Development by:



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