

## Preliminary Details



## Development of Hybrid & Industrial Buildings

# Sheffield Technology Park, Sheffield

## To Let / For Sale

- Established location immediately adjacent to Sheffield Technology Park
- Situated in the heart of the Lower Don Valley
- Approximately equidistant between Sheffield City Centre and Meadowhall (Junction 34 M1)
- 6 office units and 5 hybrid units
- Offices from 1,084 – 6,758 sq ft.
- Hybrid buildings from 2,700 – 9,800 sq ft

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## Location

The site is situated immediately opposite Sheffield Technology Park in the heart of the Lower Don Valley. Access to the site will be gained turning right off Attercliffe Common when heading out of town. The Lower Don Valley is the traditional commercial heart land of Sheffield and is home to a vibrant mix of businesses.

## Description

There are two distinct types of building being offered on this development site.

The offices are arranged over two terraced building with associated car parking. Each building is split into three terraces and further more down to suites being available on a floor by floor basis.

There are also 5 hybrid buildings arranged in to two terraces.

### Specification (Office Units)

- WC facilities
- Dedicated car parking
- Fully carpeted
- BREEAM rating – very good
- Comfort cooling
- Kitchenette
- Fire alarm

### Specification (Hybrid Units)

- Lighting
- Electrically operated roller shutter door
- Connections to all mains services
- WC facilities including disabled
- Clear height of 5.7m
- Internal concertina security shutters

## Accommodation & Availability

The building is available to let by way of new full repairing and insuring leases, or for sale on a long leasehold basis.

Unit	Type	Sq Ft (net)	Purchase Price (psf)	Rental (psf)
1a	Office	1,084	£170	£14
1b	Office	1,162	£170	£14
2a	Office	1,084	£170	£14
2b	Office	1,162	£170	£14
3a	Office	1,084	£170	£14
3b	Office	1,162	£170	£14
4a	Office	1,084	£170	£14
4b	Office	1,162	£170	£14
5a	Office	1,084	£170	£14
5b	Office	1,162	£170	£14
6a	Office	1,084	£170	£14
6b	Office	1,162	£170	£14
7	Hybrid	3,500	£110	£9
8	Hybrid	2,700	£110	£9
9	Hybrid	3,600	£110	£9
10	Hybrid	4,400	£110	£9
11	Hybrid	3,000	£110	£9

Please note that the above are exclusive of rates, VAT and service charge.

Construction will start on site in October 2007 and the buildings will be available by Summer 2008.

### Costs

Each party to bear their own costs incurred in the completion of this transaction.

*Brochure amended 27/09/2007.*

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