

AN EXCITING NEW OFFICE PARK SITUATED ON THE RIVER DON  
**UNITS FOR SALE OR TO LET**



**PHOENIX RIVERSIDE**

JUNCTION 34 - M1 SOUTH YORKSHIRE

THE RIGHT SPACE IN THE RIGHT PLACE

# THE RIGHT SPACE



## HIGH QUALITY OFFICE BUILDINGS 3,500 - 10,000 sq ft (325 - 929 sq m)

Phoenix Riverside is a new, quality business park, with all the right elements to meet the needs of the modern business occupier. Situated in a prominent position 1.5 miles from Junction 34(S) of the M1, the office buildings are situated in a landscaped riverside location and are of a 2 storey construction.

### FEATURES

- **Business Park environment**
- **Quality landscaping**
- **Contemporary design - brick with feature details**
- **8 person passenger lifts**
- **Highly energy efficient**
- **Excellent public transport links**
- **Full access raised floors**
- **Feature entrance**
- **Extensive on site car parking**



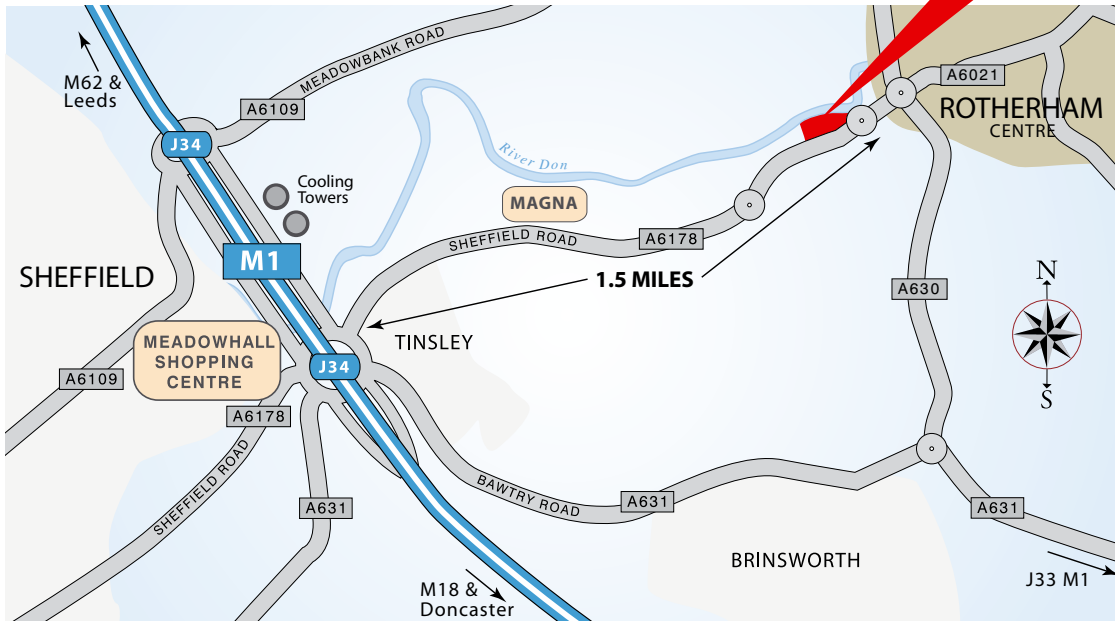
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J34 • M1 SOUTH YORKSHIRE

ACCOMMODATION			
	sq ft	sq m	car parking
Unit 1	6,158	572.09	19
Unit 2	8,593	798.31	27
Unit 3	10,224	949.83	32
Unit 4	7,179	666.95	22
Unit 5	7,179	666.95	22
Unit 6	7,833	727.70	24
Unit 7	7,833	727.70	24
Unit 8	7,833	727.70	24
Unit 9	6,100	566.70	19
<b>TOTAL</b>	<b>68,932</b>	<b>6,403.93</b>	<b>213</b>





Phoenix Riverside is situated in a highly attractive location on the River Don. Strategically located fronting the A6178 Sheffield Road, 1.5 miles from J34(S) of the M1, which provides easy access to the national motorway network. Rotherham town centre is adjacent to the development and J33 of the M1 is only 2 miles to the South.

## COMMUNICATIONS

	Miles	Drive times
<b>J34</b>	<b>1.5</b>	<b>5 mins</b>
<b>J33</b>	<b>2</b>	<b>5 mins</b>
Sheffield (Centre)	5	20mins
Doncaster	22	25mins
Leeds	29	40mins
Manchester	40	1hr 10 mins
Birmingham	91	1hr 50 mins

## TERMS

The units are available for either sale or to let. Further information can be obtained from the joint letting agents.



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