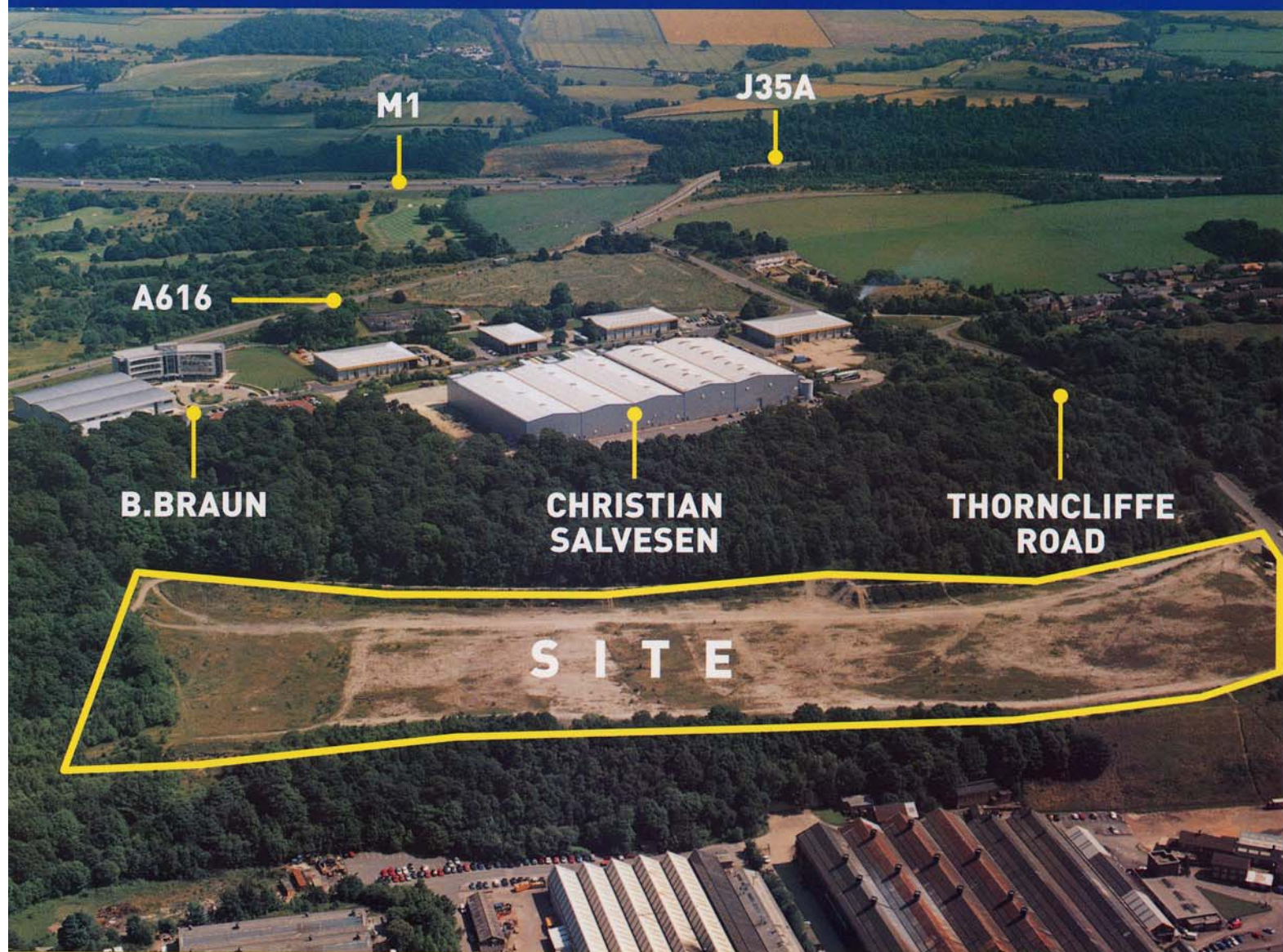


DESIGN AND BUILD DEVELOPMENT OPPORTUNITIES

# Sheffield 35A

Industrial options from 10,000 sq.ft (929m<sup>2</sup>) upto 200,000 sq.ft (18580m<sup>2</sup>)

Office options from 5,000 sq.ft (465m<sup>2</sup>) upto 50,000 sq.ft (4645m<sup>2</sup>)



st. paul's  
developments plc

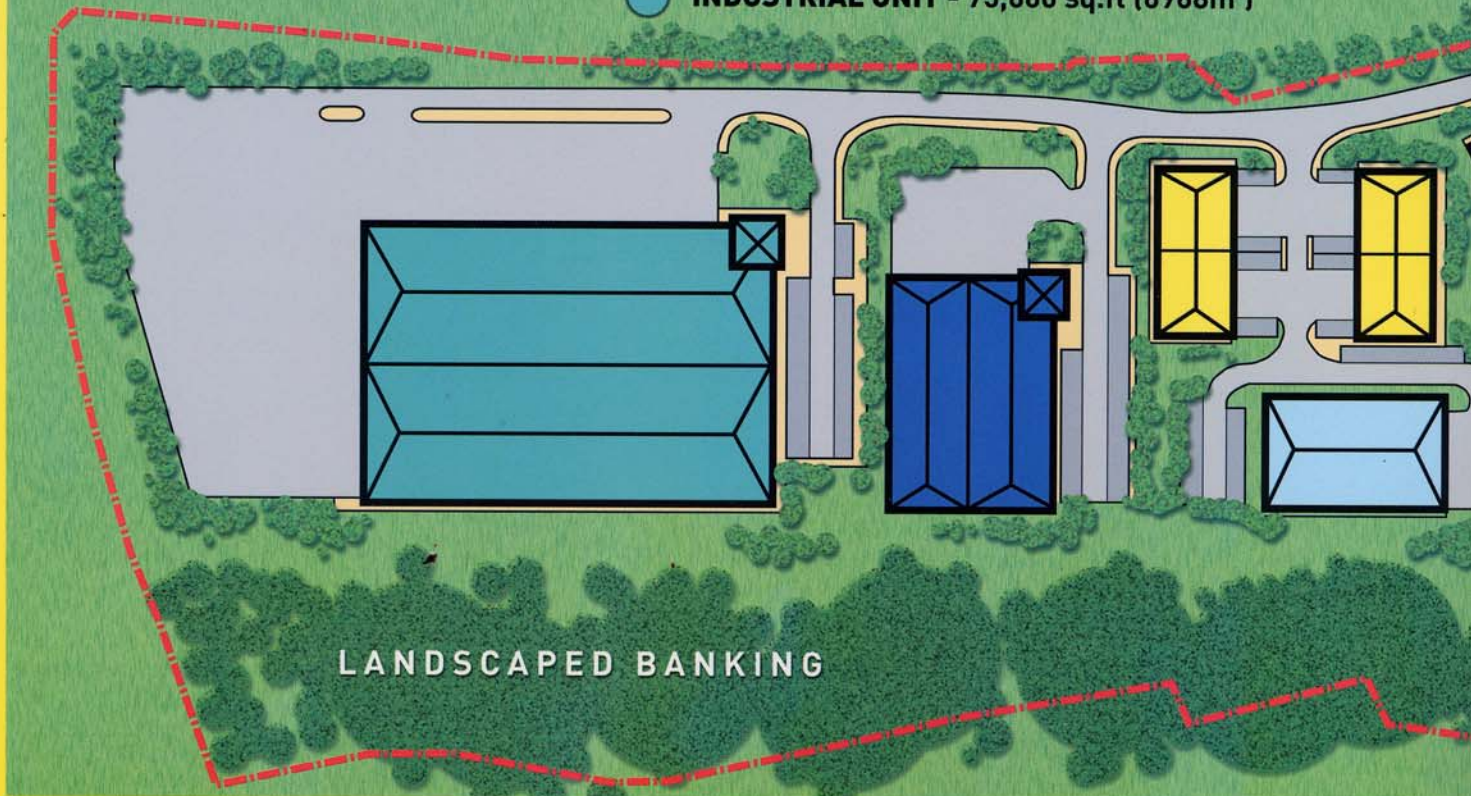


# Sheffield 35A

## Indicative Layout



- 2 STOREY OFFICE UNITS - 5,000sq.ft (465m<sup>2</sup>) - upto 50,000
- INDUSTRIAL UNIT - 10,000 sq.ft (929m<sup>2</sup>)
- INDUSTRIAL UNIT - 15,000 sq.ft (1394m<sup>2</sup>)
- INDUSTRIAL UNIT - 25,000 sq.ft (2323m<sup>2</sup>)
- INDUSTRIAL UNIT - 75,000 sq.ft (6968m<sup>2</sup>)



## ● LOCATION

The site is accessed off Thorncliffe Road which connects to Junction 35A of the M1 Motorway. Strategically, the site is well located and provides direct access to the A616 Trans Pennine Highway and also the A1/M1 link road.

The Thorncliffe Estate already hosts a wide number of national occupiers including Christian Salvesen, Parceline, B Braun and many more. The success of the area can be seen as a result of its strategic location and the availability of a local high quality labour force.

## ● SITE / SCHEME

- Comprising 3.21 hectares (13 acres)
- The scheme will provide opportunities for both Industrial and Office occupiers. Requirements in the following size range can be accommodated:-
- Offices from 5,000 sq.ft (465m<sup>2</sup>) to 50,000 sq.ft (4645m<sup>2</sup>).



# OPPORTUNITIES

- Strategically located
- Close proximity to labour force
- Objective one status
- High quality design
- Quality environment



- Industrial premises from 10,000 sq ft (929m<sup>2</sup>) to 200,000 sq.ft (18,580m<sup>2</sup>)
- buildings can be designed to accommodate the needs of occupiers. The developer can quickly produce indicative schemes and costings for specific end user requirements.



## ● FINANCIAL ASSISTANCE

South Yorkshire will qualify for Tier One Assistance, thereby also qualifying for Regional Selective Assistance (RSA). In addition the site has the benefit of being within the Objective 1, Strategic Economic Zone and therefore occupiers may benefit from all relevant European assistance available under this recently introduced programme.

## ● TENURE

The properties are available either leasehold or freehold.

## ● QUOTING TERMS

Details on application from joint sole agents

## ● VIEWING / FURTHER INFORMATION

Contact joint sole agents



**Knight Frank**  
0114 272 9750  
www.knightfrank.com

Princess House, 122 Queen Street,  
Sheffield S1 2DW  
Fax 0114 272 9772

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February 2001.

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