




52,000 sq ft

CARLISLE BUSINESS PARK

16 HIGH SPECIFICATION INDUSTRIAL BUILDINGS FROM 1500 SQ FT TO 10,000 SQ FT

primesite[®]

COMMERCIAL AND RESIDENTIAL DEVELOPMENT 

Carlisle Business Park // Sheffield

heart of the country

A new development of 16 high quality industrial buildings in the commercial heartland of Sheffield. Located in the Lower Don Valley, the development gives excellent accessibility to Sheffield and the national road network, with the city centre being only 2 miles to the west and M1, junction 34, being 1 mile to the east.

established location

The scheme provides a rare opportunity for occupiers to acquire new accommodation in a truly established location. The Lower Don Valley has for many years been the industrial heartland of the country. Following the decline of many of the traditional local countries Sheffield has diversified and become a vibrant and forward thinking city.

flexible workspace

Carlisle Business Park consists of a mixture of 16 detached, semi detached and terraced units, totalling 56,000 sq ft. Units 1 - 5 (accessed off Petre St) Offer space from 4000 sq ft to 10,000 sq ft. Units 6 - 16 accessed off (Upwell St) offer space from 1500 sq ft to 3500 sq ft. The buildings have been designed to provide flexible workspace in which occupiers can create their own bespoke business premises within the buildings.



ARCHITECTS PLAN

specification of units

Concrete floor slab with power float finish with an approved anti dust treatment.

Single span steel portal frame.

Galvanised corrugated steel roof with profile cladding sheet in Goosewing Grey. Roof lights incorporated on the basis of 10% of the floor area.

Kingspan Microrib cladding in silver to front elevations with Euroclad vertical cladding in silver to side and rear elevations of units. Tilcon Wilncote County Red brickwork at base.

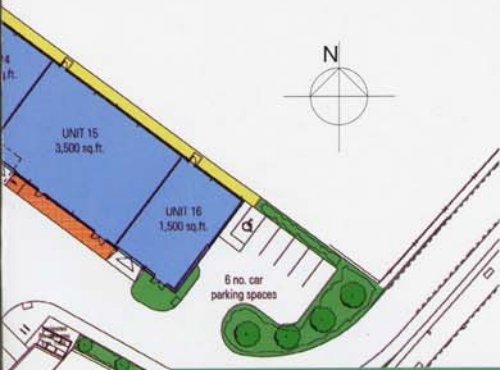
Electrically operated, insulated sectional overhead doors in silver with steel bollards adjacent for protection.

Entrance doors in Graphite Grey architectural aluminium.

Water, 3 phase electrical, gas and BT connections available to all units.

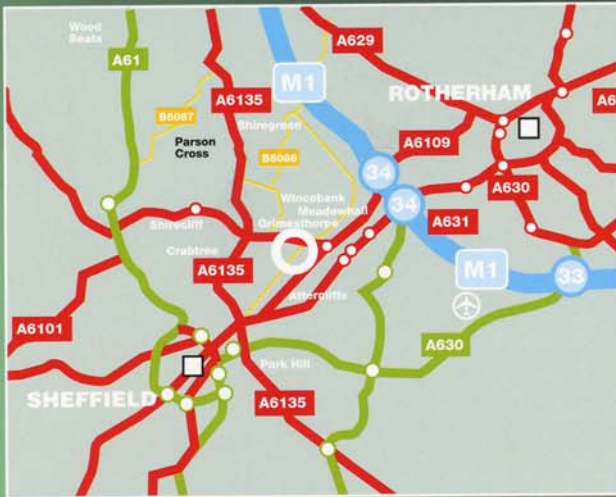
Toilet/disabled facilities.

Generous on site car parking.



schedule of accomodation

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
10,000 SQ.FT	5,000 SQ.FT	5,000 SQ.FT	5,000 SQ.FT	4,000 SQ.FT	2,500 SQ.FT	2,000 SQ.FT	2,000 SQ.FT
929 M.SQ.	464 M.SQ.	464 M.SQ.	464 M.SQ.	372 M.SQ.	232 M.SQ.	186 M.SQ.	186 M.SQ.
UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16
2,000 SQ.FT	1,500 SQ.FT	2,500 SQ.FT	2,000 SQ.FT	2,000 SQ.FT	2,000 SQ.FT	3,500 SQ.FT	1,500 SQ.FT
186 M.SQ.	139 M.SQ.	232 M.SQ.	186 M.SQ.	186 M.SQ.	186 M.SQ.	325 M.SQ.	139 M.SQ.



Carlisle Business Park

«ACCESS FROM THE SOUTH

From the M1 Junction 34 South, follow signs for Sheffield following the A631 (Attercliffe Common). At the third roundabout opposite Sheffield Arena, Freeman's and Barclays Bank turn right, this will be Bold St. Continue until the next roundabout (Post Office sorting office on your left) go straight over this and take your first left into Carlisle St at the traffic lights. The development is situated on your right hand side with the entrance being off Petre St.

«ACCESS FROM THE NORTH

From Junction 34 of the M1 follow the A6109 to the City Centre. At your first roundabout (Post Office sorting office straight ahead) turn right. Take the first left at the traffic lights onto Carlisle St, the development is on your right hand side.

«ACCESS FROM THE CITY CENTRE

From the city centre follow the A6109 directly out of town through Atlas and Brightside. The first roundabout with the Post Office sorting office on your left-hand side turn left. Carlisle St is the first road on the left-hand side. The development is a short way up Carlisle St on the right hand side.

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ALL ENQUIRIES:

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Frank** 

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Carlisle Street Phase II



Phase 2

The second phase of this development comprised smaller units ranging from 1,500 sq ft to 3,500 sq ft.

Availability

Unit	Size Sq M	Size Sq Ft	Rent Per Annum
6	232	2,500	Sold
7	186	2,000	Sold
8	186	2,000	Sold
9	186	2,000	Sold
10	139	1,500	Sold
11	232	2,500	Let
12	232	2,500	Let
13	186	2,000	£12,000
14	186	2,000	£12,000
15	325	3,500	Let
16	139	1,500	Let

Note: All areas are approximate and measurements are to be agreed on completion of the development.

All rents are exclusive of rates, VAT and service charge.

All the above are available to rent by way of new lease 3 year leases. The leases are standard and are available immediately on request from the retained agents.