

FOR SALE / OR TURNKEY BESPOKE DEVELOPMENT SOLUTIONS.



Prime Development Site Opportunity of approximately 2 acres.
Plot T Sheffield Business Park, S9 1XU.

Key Points.

- Prime development site opportunity of 2 acres
- For sale, or bespoke turnkey development solutions available
- Established Business Park Location within the Advanced Manufacturing & Innovation District (AMID)
- Nearby occupiers include University of Sheffield, Boeing, South Yorkshire Police and SIG Group
- Easy access to both Sheffield and Rotherham
- Excellent links to both Junction 33 / 34 M1

Location.

Sheffield Business Park is an established 200 acre Business Park to the North of Sheffield City Centre. This development offers an established HQ Business and research environment. Occupiers on site include SIG Group, South Yorkshire Police, Gleasons, TNS, Primetals and Hart Shaw. Further, the Park has a Mercure Hotel, Kidz at Work Creche, café and Costa coffee, providing excellent on site amenity. There are good public transport links to Sheffield and Rotherham, and excellent regional access via the motorway network - J33/34 M1.

Sheffield Business Park also forms part of the wider Advanced Manufacturing and Innovation District, which has seen substantial investment from occupiers including The University of Sheffield, Boeing, Rolls-Royce and McLaren. Post code for sat nav S9 1XU.



Description.

A level profile development plot, with frontage onto Europa Link, the main estate road for the Business Park. We are informed the site is approximately 2 acres. The site could accommodate a number of potential development solutions, subject to the usual consents.

Tenure.

Freehold.

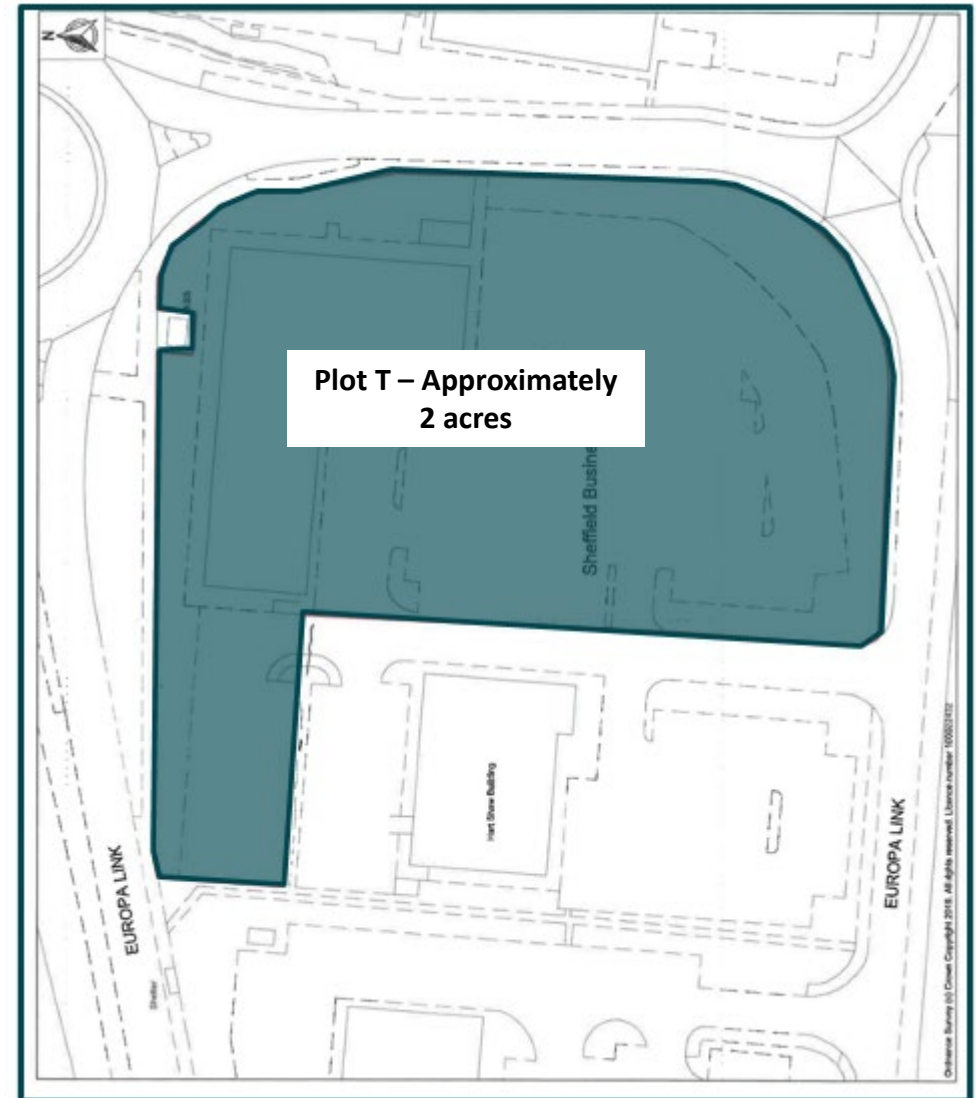
Subject to Contract.

Estate Service Charge.

The site forms part of the greater Sheffield Business Park, and as such there is an Estate service charge for maintaining common areas/ landscaping, ensuring good neighbour/ management practice.

Opportunity/Terms.

The site is available for sale. Alternatively, a build to rent turnkey bespoke development can be considered, subject to terms. Further information available on request.



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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