

TO LET

INDUSTRIAL/WAREHOUSE
WITH OFFICES

Smithywood is a 50 acre
(20 ha) business park located
immediately adjacent to
J35 of the M1

sM¹thywood

Business Park Sheffield



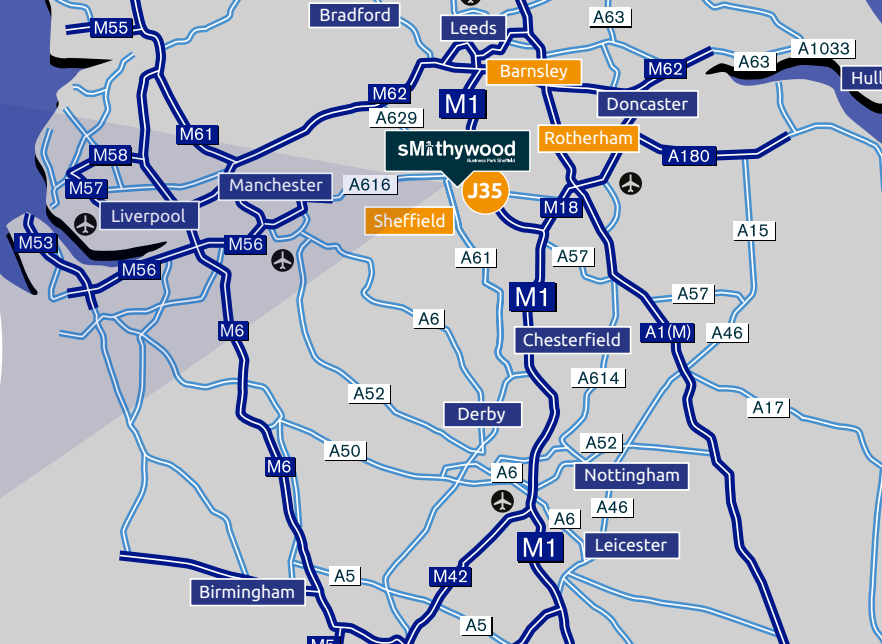
Cowley Way, SHEFFIELD S35 1QP



Can be available
within 9 months

47,945 sqft (4,454.1 sqm)

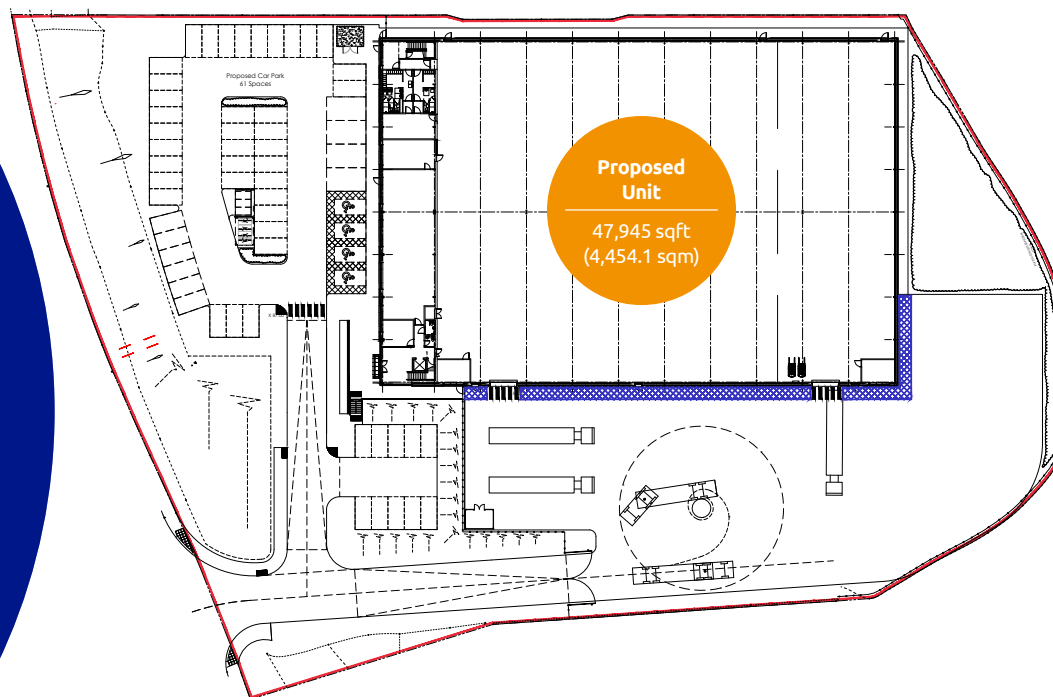
38,995 sqft (3,622.7 sqm) warehouse
8,950 sqft (831.4 sqm) office accommodation over 2 floors



Adjacent Unit / Plot A

Strategically located, Smithywood benefits from immediate access to the motorway network. J35 M1 is directly adjacent whilst the M18, A1 and M62 are easily accessible. All regional and national destinations of significance are easily reached.

Sheffield city centre is only 5 miles to the south, and Meadowhall shopping centre located 2.5 miles away at J34. There are also excellent district shopping facilities and a mainline railway station positioned less than 1 mile away in Chapeltown.



Planning consent is in place (Ref 18/03189/FUL) for the development of a detached Industrial / Warehouse unit totalling the following

Warehouse	38,995 (3,622.7 sq m)
Office	8,990 (831.4)
Total GIA	47,945 (4,454.1 sq m)
On a site of	2.82 acres

The premises are designed to a high specification to include fitted offices over two floors and could be delivered within 9 months of completion of legals.

At this stage the design could be varied to suit occupiers specific requirements.

Premises are available to let by way of a new lease on terms to be agreed.



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