



### **Prime Development Site**

## **Nobel Way, Dinnington, Sheffield, S25 3QY**

For Sale / To Let

- Site area of circa 1.79 acres
- Excellent links to Junction 31 of the M1 and connections to the M18 via the A57 dual carriageway
- Prominently situated adjacent to a number of recently completed residential developments
- Adjacent to a number of complimentary users including a petrol filling station, family pub and business uses
- Excellent accessibility from major cities such as Sheffield, Nottingham, Doncaster and Leeds

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## Location

The site is located adjacent to Nobel Way, occupying a prominent position adjacent to the arterial routes connecting Dinnington to the A57. The subject site sits alongside a number of complimentary uses including a petrol filling station, Greene King family pub and Dinnington centre which is a short distance away.

The site benefits from being extremely well connected to arterial road links, including the M1 and M18 motorway at Junctions 31 and 1 respectively. This is easily accessible via the A57 dual carriageway. This in turn provides excellent links to cities such as Sheffield, Doncaster, Leeds and Nottingham.

The surrounding area has an established college base with courses specifically designed for the automotive and engineering sectors. The site is also within relatively close proximity to the Advanced Manufacturing Park, the centre of high end research and development for the region.

## Description

The site comprises of a flat, cleared development site comprising of circa 1.79 acres. It forms part of the former Dinnington Colliery, which has been fully remediated by the Homes and Communities Agency. Further information, including site investigation reports can be made available on request.

Services are available to the site and are currently situated around the perimeter of the site. A superfast broadband connection box is situated on the boundary of the site.

In addition, the site benefits from excellent proximity to the local electricity substation,

potentially allowing for significant power to be provided to a potential occupier if required.

## Availability

The whole of the site is available on either a leasehold or freehold basis.

Our client would also consider a sale or lease of part of the site and indeed would also consider delivering bespoke accommodation to an occupier if required.

## Appeal of the Site for Tesla

We are of the opinion that the site will be well placed for Tesla to take advantage of its strategic location within the UK to appeal to the catchment areas of Sheffield, Leeds, Doncaster and Chesterfield.

The prominence of the site would allow for a showroom to be created whilst the proximity of the site to excellent motorway links would allow Tesla to showcase the innovative features of the vehicles they produce. There is also potential for Tesla to have a servicing workshop for existing customers with high quality amenities in the immediate vicinity.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Please contact Sole Agents:-

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