



woodhouse
linksheffield

Innovation Way Sheffield S13 9ZE

To Let

4 new build units

15,800 - 48,900 sq ft

(1,468 - 4,543 sq m)

A development by

network
space

Better places for business



- New Build High Quality Industrial/Warehouse Units
- Excellent Transport Links to J31 and J33 of M1

Indicative Image



Woodhouse Link is a premier employment scheme comprising 4 high specification detached industrial/warehouse units.

Detailed planning permission has been granted for B1c, B2 and B8 uses, with 24/7 operation.



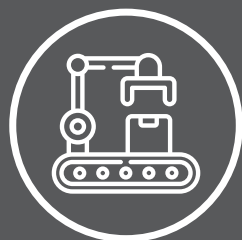
**24/7
operation**



**3.5 miles
to J31 M1**



**BREEAM
Very Good**



**3 miles to
AMP/AMID**



**688,522 individuals of working
age residing
within 10 mile radius**



**£509 Average weekly wage in
2018 in Rotherham compared
to £571pw nationally**

(Source: NOMIS)



Road

Sheffield	7 miles
Leeds	42 miles
Manchester	53 miles
London	159 miles



Air

Doncaster Sheffield	20 miles
East Midlands	45 miles
Manchester Airport	58 miles
Heathrow Airport	159 miles



Sea

Immingham	63 miles
Hull	65 miles
Liverpool	111 miles
Felixstowe	182 miles





Indicative image



Indicative image



B6200
RET FORD
ROAD

B6200

Indicative Image



SPECIFICATION

- 10m to haunch
- 3 no. docks (1 no. high bay)
- 2 no. level access doors
- 88 parking spaces (inc 6 electric charging points)
- 2,600 sq ft office at first floor
- 250 kVA 3 phase power supply

SPECIFICATION

- 10m to haunch
- 2 no. docks (1 no. high bay)
- 2 no. level access doors
- 56 parking spaces (inc 4 electric charging points)
- 1,600 sq ft office at first floor
- 140 kVA 3 phase power supply



SPECIFICATION

- 8m to haunch
- 2 no. level access doors
- 31 parking spaces (inc 2 electric charging points)
- 1,400 sq ft office at first floor
- 140 kVA 3 phase power supply

SPECIFICATION

- 8m to haunch
- 2 no. level access doors
- 32 parking spaces (inc 4 electric charging points)
- 1,500 sq ft office at first floor
- 140 kVA 3 phase power supply

ACCOMMODATION

The units will provide the following approximate gross internal areas:-

Description	sq ft	Ground	sq m	sq ft	First	sq m	sq ft	Total	sq m
Unit 1	46,300		4,301	2,600		242	48,900		4,543
Unit 2	14,400		1,338	1,400		130	15,800		1,468
Unit 3	27,000		2,508	1,600		149	28,600		2,657
Unit 4	18,100		1,682	1,500		139	19,600		1,821

LOCATION

Woodhouse Link occupies a prime location to the east of Sheffield, with excellent access from Junctions 31 (3.5 miles east) and 33 (4.5 miles north). The site is well situated within Rotherham and Sheffield's Advanced Manufacturing and Innovation District (AMID) and is just under 3 miles from the Advanced Manufacturing Park at Waverley (AMP).



FURTHER INFORMATION

For further information please contact the joint agents.

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