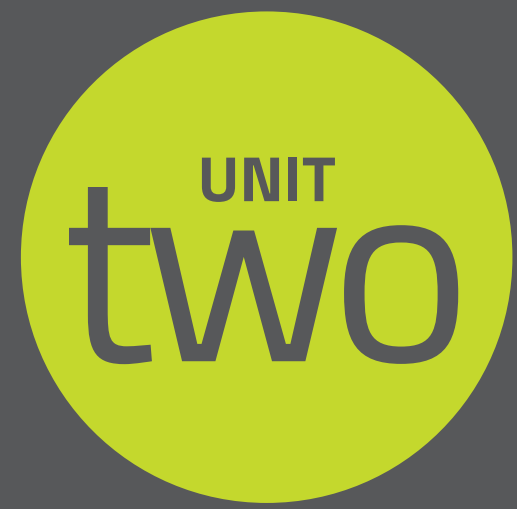


Under construction
Available Q1 2022



**woodhouse
link**sheffield

Innovation Way Sheffield S13 9AD

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

To Let

New Build Unit
13,200 sq ft
(1,226 sq m)

A development by



Better places for business



Indicative internal of our recently completed scheme at Ashroyd Business Park



Indicative internal of our recently completed scheme at Ashroyd Business Park

A development by



Better places for business

Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.

ACCOMMODATION

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

Unit One	sq ft	sq m
Ground Floor	11,790	1,095
First Floor	1,410	131
Total	13,200	1,226

SPECIFICATION

8m to haunch



2 no. level access doors



24 parking spaces (inc 2 electric charging points)



1,400 sq ft office at first floor



140 kVA 3 phase power supply



24/7 operations



TERMS

New build speculative unit available on a leasehold basis on terms to be agreed.

RATES

Tenants will be responsible for payment of business rates and an annual service charge.

LEGAL

Each party is responsible for their own legal costs.



SITE PLAN



Indicative internal of our recently completed scheme at Ashroyd Business Park

ESG BENEFITS



BREEAM targeting Very Good



EPC targeting A rating



Air source VRF heating and cooling for the offices and ancillary areas



LED lighting to the offices



Public transport – bus stops adjacent to business park and Woodhouse Station 1 mile



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).



	Road	Air	Sea
Sheffield	7 miles	Doncaster Sheffield	20 miles
Leeds	42 miles	East Midlands	45 miles
Manchester	53 miles	Manchester Airport	58 miles
London	159 miles	Heathrow Airport	159 miles
		Immingham	63 miles
		Hull	65 miles
		Liverpool	111 miles
		Felixstowe	182 miles

FURTHER INFORMATION

For further information please contact the joint agents.

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