



CGI - Phase 4 Supplied by Bond Bryan.

Phase4

UP TO 17.91 ACRES (7.25 HECTARES)

Development Opportunity

- Profile roadside frontage on one of **Yorkshire's leading Business Parks** and suitable for a variety of uses subject to planning
- Forms part of Sheffield City Region's **Advanced Manufacturing Innovation District**
- Land for **sale** and **bespoke design** and **build options**
- **Access to J33 & J34 M1**

Phase 4

UP TO 17.91 ACRES (7.25 HECTARES)

Development Opportunity

Location

Located 2 minutes from Junctions 33 & 34 of the M1 motorway and 5 minutes from Sheffield City Centre, Sheffield Business Park is in a prime location to provide convenient access to both the north and south of the UK.

SAT NAT ref: S9 1XZ

Description

Phase 4 is located fronting Sheffield Parkway (A630) close to J33 (M1) and is one of the last remaining development opportunities on Sheffield Business Park. It is adjacent to the University of Sheffield's advanced manufacturing campus, already home to Factory 2050, Boeing Sheffield and is expanding rapidly. Sheffield Business Park comprises over 200 acres with 700,000 sq ft of floor space already accommodating over 2,000 jobs.

On site facilities include Mercure Sheffield Parkway Hotel, Costa Coffee, Kidz@Work Nursery, Business Centre with conference facility and The Meadowhall Shopping Centre only 5 minutes away. An outline planning consent is currently being sought for;

- B1 B&C (Research + Development),
- B2 (General Industrial) and
- B8 (Storage + Distribution)

However, alternative uses may be considered subject to the necessary planning consent. The site is available immediately.

The Opportunity

We are able to offer up to 17.91 acres (7.25 hectares) in two plots - Plot 1 c16 acres (6.48 hectares), Plot 2 c1.91 acres (0.77 hectares) of prime development site in the heart of the Advanced Manufacturing and Innovation District with road frontage onto the Sheffield Parkway - the main arterial link between J33 M1 and the City Centre. Both land sales and bespoke design and build packages will be considered.

Location Map



For further information and an informal discussion please contact:



Junction 33 & 34 | M1

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