



FOR SALE/TO LET

WELL LOCATED SITES,
WITH PLOTS B AND C
HAVING MAIN ROAD
PROMINENCE



Plots range in size from
1.4 - 2.88 acres



Design and build
requirements from
5,000 - 25,000 sq ft



Ideally situated
South East Sheffield,
with easy access to
Sheffield Parkway



Available for sale
or to let

DORE HOUSE

LOCATION...

The site forms part of the established Dorehouse Industrial Estate, ideally situated South East Sheffield, close to its boundary with Rotherham and the Advanced Manufacturing Park. Plot B and C occupy a road side position fronting onto B6066 Rotherham Rd. The A630 Sheffield Parkway is easily accessible which provides access into Sheffield centre and out to J33 M1. Junction 31 is also easily accessible.

DESCRIPTION...

AVAILABILITY

Plots range in size from 1.4 – 2.88 acres and are able to accommodate requirements from 5,000 – 25,000 sq ft (464 – 2,320 sq m) on a build to suit basis. Alternatively the plots maybe available for sale.

INDICATIVE SPECIFICATION

The units can be developed to suit individual occupiers requirements, although we would expect them to incorporate the following:-

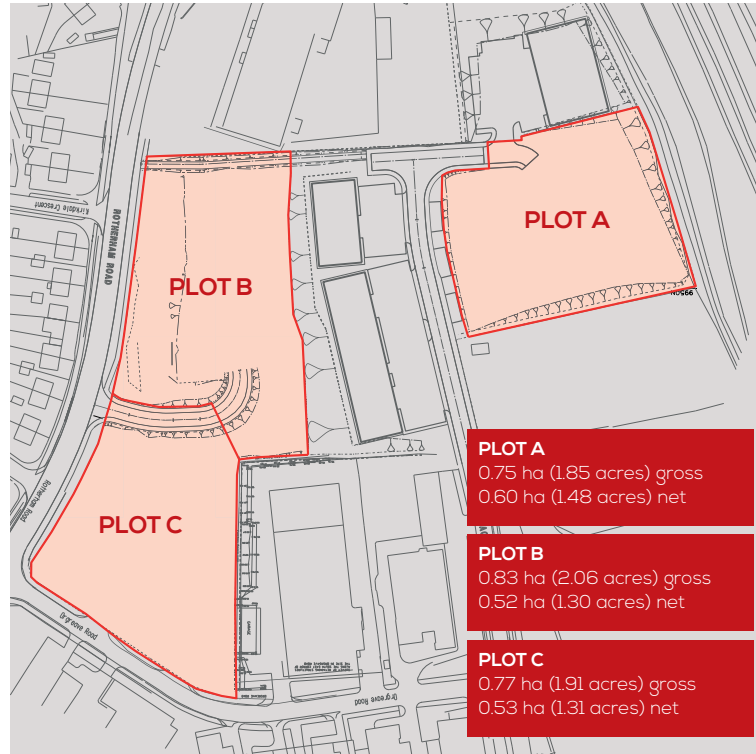
- Minimum 6m eaves
- Full height loading doors
- Minimum of 35kn per sq m loading
- Connections to all mains services
- 5 – 10% office accommodation.
- Suitable loading and car parking

TENURE

The accommodation is available on a pre-let or pre-sale basis. Consideration is also given to land sales.

PLANNING

The site is zoned for employment where B1, B2 and B8 use is acceptable in principle. Interested parties should make their own specific enquiries in this respect.



PLOT A
0.75 ha (1.85 acres) gross
0.60 ha (1.48 acres) net

PLOT B
0.83 ha (2.06 acres) gross
0.52 ha (1.30 acres) net

PLOT C
0.77 ha (1.91 acres) gross
0.53 ha (1.31 acres) net



INDICATIVE BOUNDARIES



gva.co.uk

City Point First Floor
29 King Street
Leeds LS1 2HL



0113 292 5500



0114 272 9750
Knight Frank

rob.oliver@gva.co.uk • rebecca.schofield@knightfrank.com

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and GVA in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor GVA has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

Subject to contract. September 2014.

PRODUCED BY CONE MARKETING