

R-evolution

Phase 4

at the  advanced manufacturing park

To Let

Whittle Way
Rotherham
S60 5BL
J33 M1

OVER 50% NOW LET!

AVAILABLE NOW FOR IMMEDIATE OCCUPATION

**Next Phase of Speculative Development
Industrial / Manufacturing / Research & Development
From 5,061 to 27,808 Sq Ft**

A PROJECT BY

Harworth

The Advanced Manufacturing Park (AMP) is Harworth's flagship development and is home to some of the world's biggest manufacturers including Rolls-Royce, Boeing and McLaren Automotive. It is anchored by the world-renowned University of Sheffield Advanced Manufacturing Research Centre (AMRC).

There are now over 2,500 people employed at the AMP with around 4,000 expected once the site is fully developed out.



Entrance and office space

Harworth's "R-evolution" model is designed to offer modern flexible business space targeting companies seeking to relocate to the prestigious Advanced Manufacturing Park.

The Benefits

AMID

The AMP sits within the Advanced Manufacturing & Innovation District (AMID) located within the Sheffield City Region, which provides support for companies involved in the high-end manufacturing and engineering sectors. The aim of the AMID is to create a new centre of excellence targeting collaboration between occupiers within the district.

Environmental standards

- Minimum BREEAM 'Very Good'
- Target EPC rating 'A'
- EV charge points
- Roof mounted photovoltaic array providing up to 100% power to the office space
- Building structure ready to accommodate photovoltaic array up to 100% of roof area
- 15% of roof area given over to roof lights
- Enhanced building fabric to exceed Building Regulations
- Rainwater harvesting for toilet flushing
- Use of recycled and natural products where possible

Planning

Planning consent is in place for B1 (a,b,c) B2 and B8 business/manufacturing/ research and development.

Design and specification

R-evolution Phase 4 is developed in accordance with the Design Guide for the Advanced Manufacturing Park (AMP). Units are finished to include the following specification:

- Steel portal framed building with feature glazing to office
- 7.5 metre eaves height
- One electronically operated 5-metre high loading door to warehouse/workshop
- Dedicated car parking with large service yard to front
- Car parking space ratio of 1:870 sq ft
- Modern offices with WC facilities incorporated
- Connection to all mains services

Units can be combined to accommodate larger requirements where required.



Warehouse

R-evolution

Phase 4



Units
from
5,061 to
27,808 Sq Ft

Proposed Site Plan

The units provide the following GIA floor areas.
Units can be leased individually or combined as shown.

Unit 8A 5,073 Sq Ft

Unit 8B 5,061 Sq Ft

Unit 8C - Let to Forq3d

Combined 10,134 Sq Ft

Unit 9A 13,909 Sq Ft

Unit 9B 13,899 Sq Ft

Combined 27,808 Sq Ft

Capable of subdivision in to 4 units
of approx. 6,950 Sq Ft each

Unit 11A - Let to Calibre Scientific

Unit 11B - Let to Calibre Scientific

Combined 40,371 Sq Ft

Future Opportunity

Build to Suit

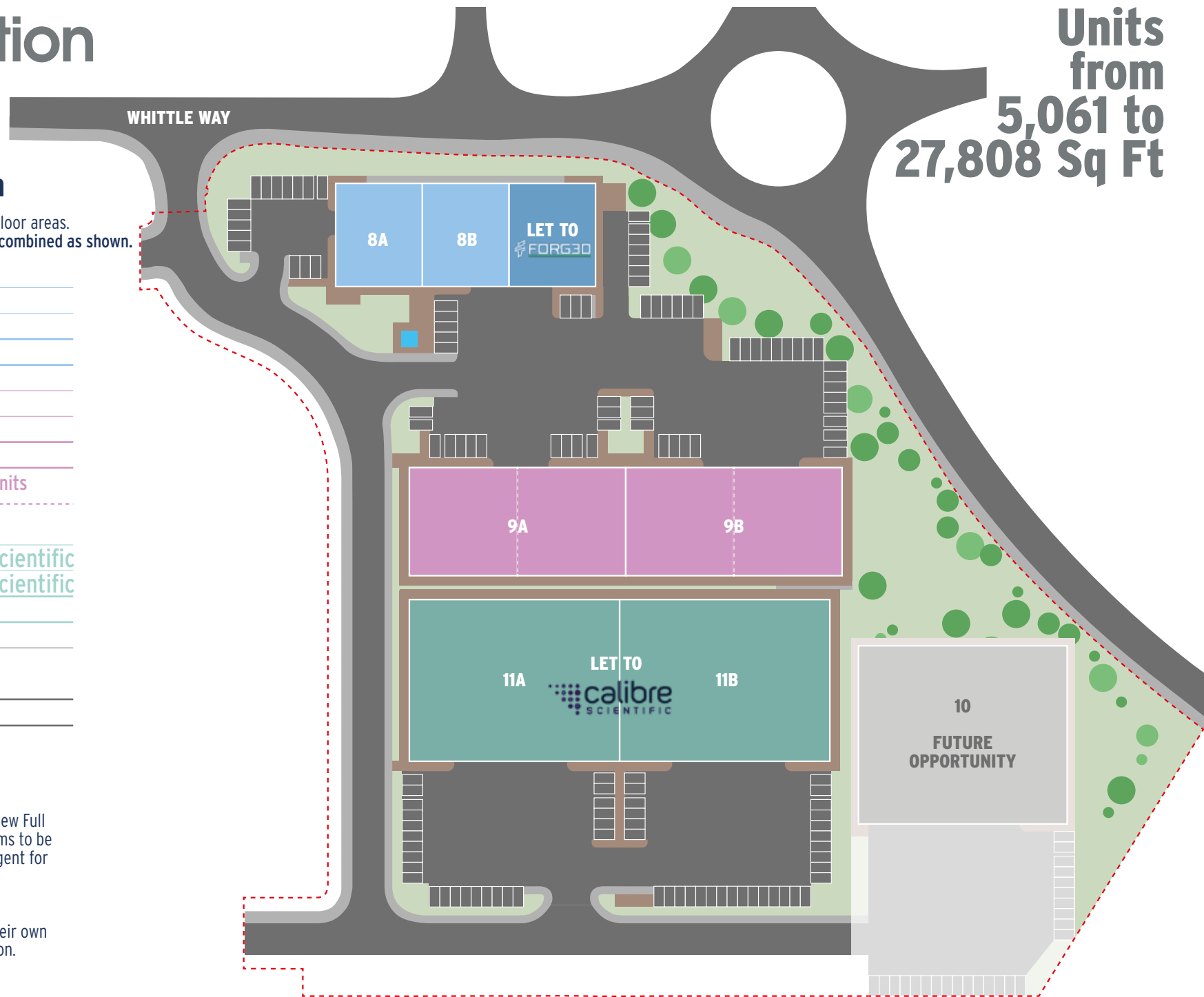
Unit 10 20,000 Sq Ft

TERMS

The units are available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Please contact the letting agent for further details.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.





Building for a Sustainable Future

Every Harworth build performs beyond statutory efficiency and consumption requirements.

Low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy, less water and creates less emissions.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.

BREEAM®
'Very Good'

A 0-25
EPC 'A'



Ready for net zero carbon in operation, contributing to your net zero journey



Roof mounted photovoltaic array providing up to 100% power to the office space



Building structure ready to accommodate photovoltaic array up to 100% of roof area



Over 12% roof lights, reducing daytime lighting energy costs



LED lighting as standard to minimise energy usage and reduce emissions



High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices



Water conserving sanitaryware



Water leak detection to save water costs via pipe bursts



Sustainable drainage to manage water quality and protect local watercourses



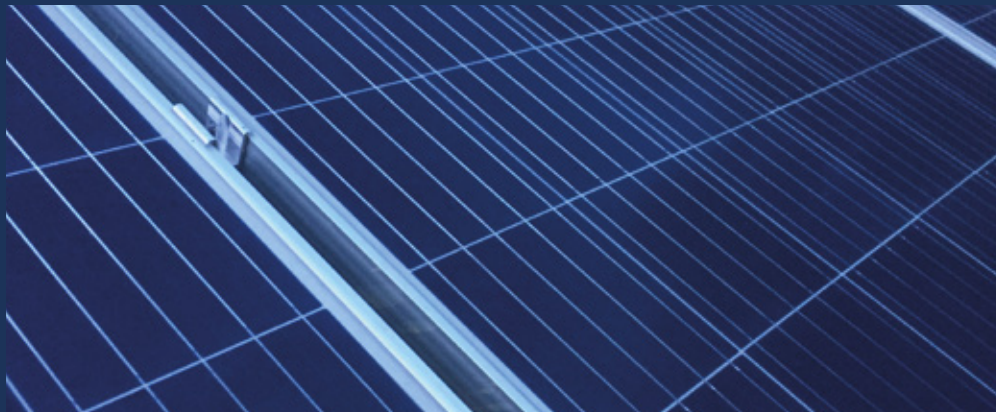
EV charge points in the car park



Use of locally sourced recycled and natural products where possible




Construction waste minimised by recycling, reducing road miles and land fill




A PROJECT BY
Harworth

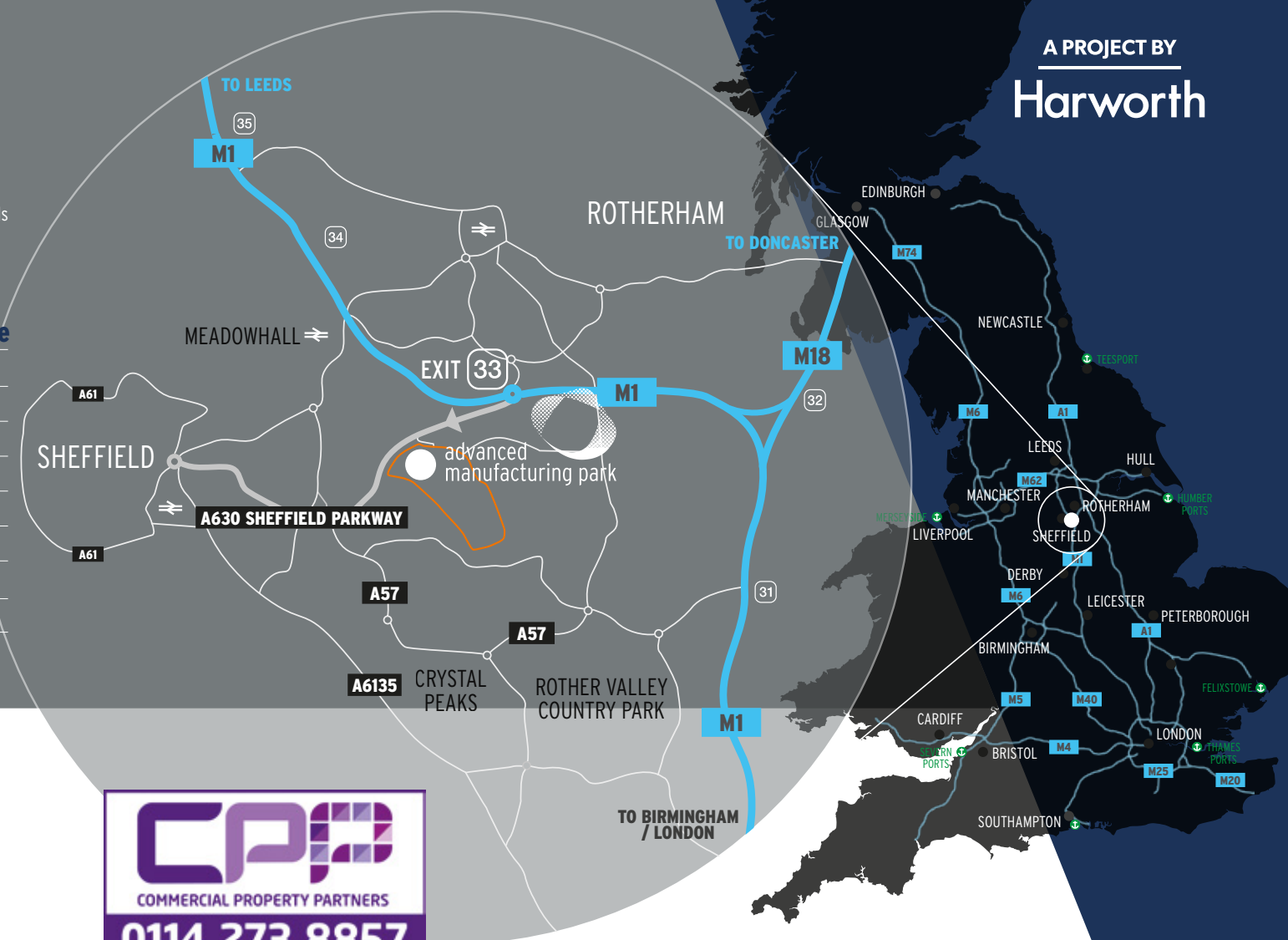
 Excellent access to the national motorway network.

 Well served by public transport with bus routes running through the site.

 Close to an array of rail links - To London by train; 2 hours from Sheffield, 1:40 from Doncaster.

	Robin Hood Doncaster -Sheffield 35 mins	Manchester 70 mins	Leeds Bradford 70 mins	Birmingham 85 mins	East Midlands 60 mins
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Location	Road	Train	Distance
Doncaster	25 mins	20 mins	18 miles
Leeds	40 mins	40 mins	35 miles
Nottingham	50 mins	50 mins	40 miles
Manchester	1 hr 15 mins	50 mins	45 miles
Birmingham	1 hr 30 mins	1 hr 5 mins	87 miles
Liverpool	1 hr 50 mins	1 hr 50 mins	83 miles
Newcastle	2 hrs 15 mins	1 hr 55 mins	130 miles
London	2 hrs 50 mins	2 hrs	163 miles
Edinburgh	4 hrs 20 mins	3 hrs 35 mins	250 miles



Contact the assigned agents for further information:



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SYMCA SUPPORT

Comprehensive support is available through South Yorkshire Mayoral Combined Authority's (SYMCA) team, including guidance on access to finance, recruitment and training. For more information contact SYMCA on 0114 220 3400.

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