

LATEST PHASE OF SPECULATIVE DEVELOPMENT

R-EVOLUTION PHASE 4 FROM 5,061 TO 27,808 SQ FT



ADVANCED
MANUFACTURING
PARK

- ⦿ AVAILABLE NOW FOR IMMEDIATE OCCUPATION
- ⦿ OVER 50% NOW LET



J33 M1
Whittle Way, Rotherham S60 5BL

/// COOK.CHARGE.SALSA

Harworth

A flagship scheme

Home to some of the world's biggest manufacturers

The Advanced Manufacturing Park (AMP) is Harworth's flagship development and is home to manufacturers including Rolls-Royce, Boeing and McLaren Automotive.

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.

It is also 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.

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



You're in good company

OLIVE LANE
WAVERLEY
New urban centre development

R-EVOLUTION PHASE 4

TWI

University of Sheffield / **AMRC**
Advanced Manufacturing Research Centre

XEROS TECHNOLOGY GROUP

LIEBHERR

University of Sheffield / **AMRC**
Advanced Manufacturing Research Centre

BOEING

ROLLS ROYCE

SARCLAD

Insight

NUCLEAR AMRC

University of Sheffield / **AMRC**
Advanced Manufacturing Research Centre

SEP SAFETY ENGINEERING PRODUCTS

NIKKEN

UK Atomic Energy Authority

SBD

X-Cel Supertum
Quality. Integrity. Experience

Bodycote

METALYSIS

BRITISH STEEL

M1 J33

SPENDOR

McLaren

TECHNICUT INDUSTRIAL SUPPLY INC.

Sheffield Parkway

DANIELI

Sheffield Centre

Site Plan

and accommodation schedule

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

Accommodation	sq ft	sq m
UNIT 8A	5,073	471
UNIT 8B	5,061	470
COMBINED	10,134	941
UNIT 9A	13,909	1,292
UNIT 9B	13,899	1,291
COMBINED*	27,808	2,583
UNIT 10 - BUILD TO SUIT	20,000	1,858

*Capable of subdivision into 4 units of approx. 6,950 sq ft (646 sq m) each.

TERMS

The units are available by way of a new Full Repairing and Insuring a 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.



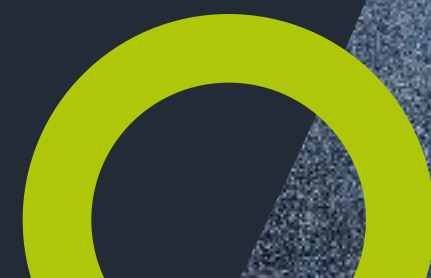
Take a closer look

Planning

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

Design and specification

- Steel portal framed building with feature glazing to office
- 7.5 metre eaves height
- 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, showers and kitchen areas
- Connection to all mains services



Sustainability

Building for the future

Every Harworth development performs beyond statutory efficiency and consumption requirements.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

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'



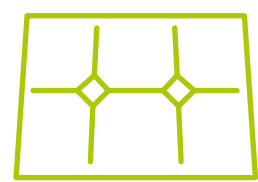
Target Net Zero



EPC A



EV charging
points



PV panels



LED lighting



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



Use of locally sourced recycled and natural products where possible



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



Location

Primed for regional and national reach

	Minutes	Miles
Motorways		
M1 J33	5	2
A1(M) J35	17	13
Towns and cities		
Rotherham	10	5
Sheffield	13	6
Doncaster	25	18
Leeds	40	35
Nottingham	50	40
Manchester	75	45
Birmingham	90	86
Airports		
Leeds Bradford	60	45
East Midlands	60	49
Manchester	70	52



HGV drive times

- 1.5 hours
- 3 hours
- 4.5 hours

Source: drivetimemaps.co.uk



About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 14,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: [harworthgroup.com](https://www.harworthgroup.com)

c14,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.8BN

POTENTIAL
GVA UPLIFT

37.7M

SQ FT OF
POTENTIAL
I&L SPACE



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Whittle Way,
Rotherham S60 5BL

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To arrange a viewing, please contact:



TIM POWNER

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+44 7785 459 291

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We are proud to have delivered R-evolution Phase 4 at the AMP after a successful completion of the previous phases. We look forward to welcoming you on site for a viewing.

Tim Powner
Senior Asset Manager

harworthgroup.com

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