



High Quality Industrial Unit 5,343 Sq Ft (496.36 Sq M)

- Rare Opportunity to Purchase
- UK's Premier Advanced Manufacturing Technology Park
- Close to Sheffield & Rotherham

High Quality Industrial Unit

5,343 Sq Ft (496.36 Sq M)

Location

The property forms part of the Evolution scheme situated in the heart of the Advanced Manufacturing Park (AMP) development. The unit fronts Highfield Spring just off Sheffield Parkway (A630), Rotherham. The AMP is strategically positioned 1.5 miles from the improved Junction 33 of the M1 motorway, providing access to Leeds in the North and Midlands in the South. Sheffield Parkway (A630) also provides further access to the A57 which has a direct link into Sheffield City Centre which lies approximately 6.5 miles to the west.

The AMP accommodates some of the world's leading manufacturing and technology companies including Rolls Royce, McLaren, Boeing, Castings Technology International and the new Nuclear AMRC. The park benefits from being within 10 minutes of both Sheffield and Rotherham rail stations.

Description

The Advanced Manufacturing Park (AMP) is the UK's leading advanced manufacturing technology park. Unit 10 forms part of the Evolution scheme which provides a multi-let industrial estate of 12 similar units. Constructed to a BREEAM rating of 'very good', the specification comprises of:

- Steel portal framed building with extensive glazing.
- Reinforced concrete floor to support a floor loading of 37.5 kN/sq m.
- Dedicated car parking with large service yard.
- Toilets/disabled facilities, kitchen areas, gas central heating and improved office provision.
- Quality First Floor extension.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	3,048	283.16
First Floor	2,295	213.21
TOTAL	5,343 SQ FT	496.36 SQ M

Terms

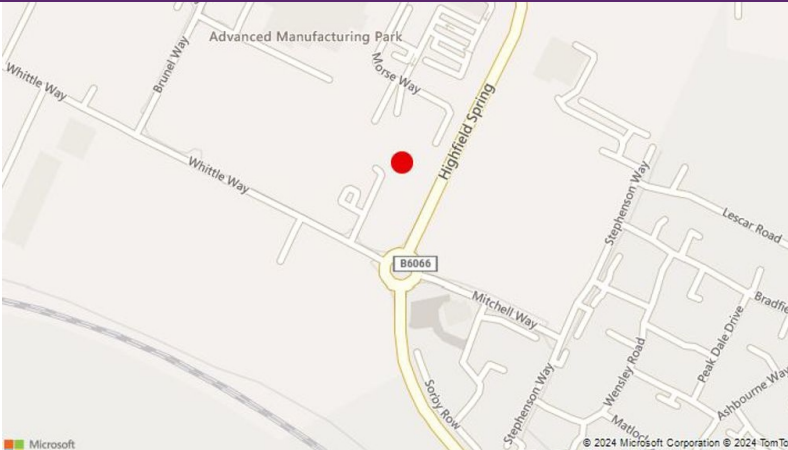
£880,000 on the Long Leasehold interest. Alternatively consideration will be given to FRI Lease Terms to be agreed - quoting £56,100 pa.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

£44,750 with the current UBR at 54.6p payable is £24,433. Interested parties to make their own enquiries into the RV of the premises.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk
Mr Toby Vernon MRICS
T: 0114 270 9161
M: 07872 377 228
E: toby@cpp.uk

February 2025



0114 273 8857
www.cpppartners.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) 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 CPP nor any other agent 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 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.