

R-evolution

**NOW
UNDER CONSTRUCTION
AVAILABLE Q3 2023**

Phase

4

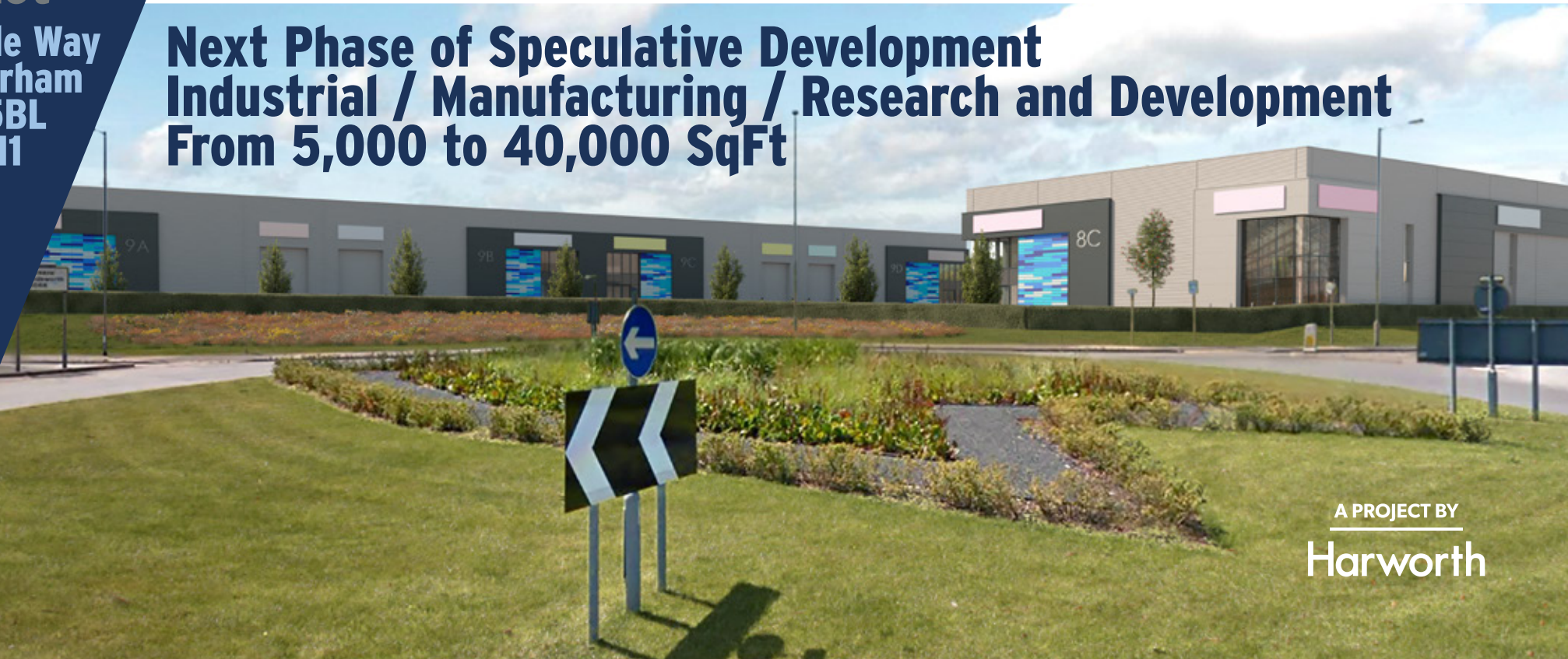


advanced
at the manufacturing park

To Let

**Whittle Way
Rotherham
S60 5BL
J33 M1**

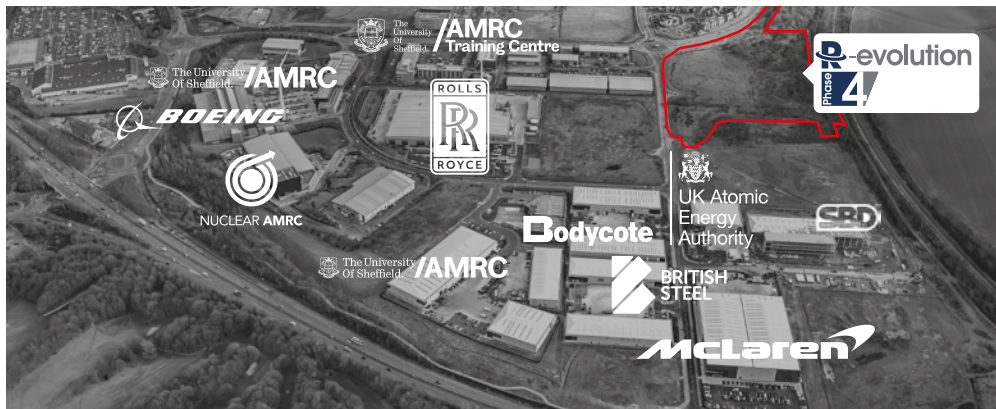
**Next Phase of Speculative Development
Industrial / Manufacturing / Research and Development
From 5,000 to 40,000 SqFt**



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.



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
- Enhanced structural elements (roof, floor, foundations) to allow photovoltaic panels up to 100% 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 will be developed in accordance with the Design Guide for the Advanced Manufacturing Park (AMP). Units will be 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 comprising minimum 10% of gross internal floorspace
- Connection to all mains services

Units can be combined to accommodate larger requirements where required.



Indicative Photo - Entrance and Office Space



Indicative Photo - Warehouse

Proposed Site Plan

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

UNIT 8A	5,000 Sq Ft
UNIT 8B	5,000 Sq Ft
UNIT 8C	5,000 Sq Ft
Combined	15,000 Sq Ft

UNIT 9A	13,810 Sq Ft
UNIT 9B	13,810 Sq Ft
Combined	27,620 Sq Ft

Capable of subdivision in to 4 units
of 6,905 Sq Ft each -----

UNIT 11A	20,000 Sq Ft
UNIT 11B	20,000 Sq Ft
Combined	40,000 Sq Ft

Future Opportunity

Build to Suit

Unit 10	20,000 Sq Ft
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TERMS

The units will be 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.



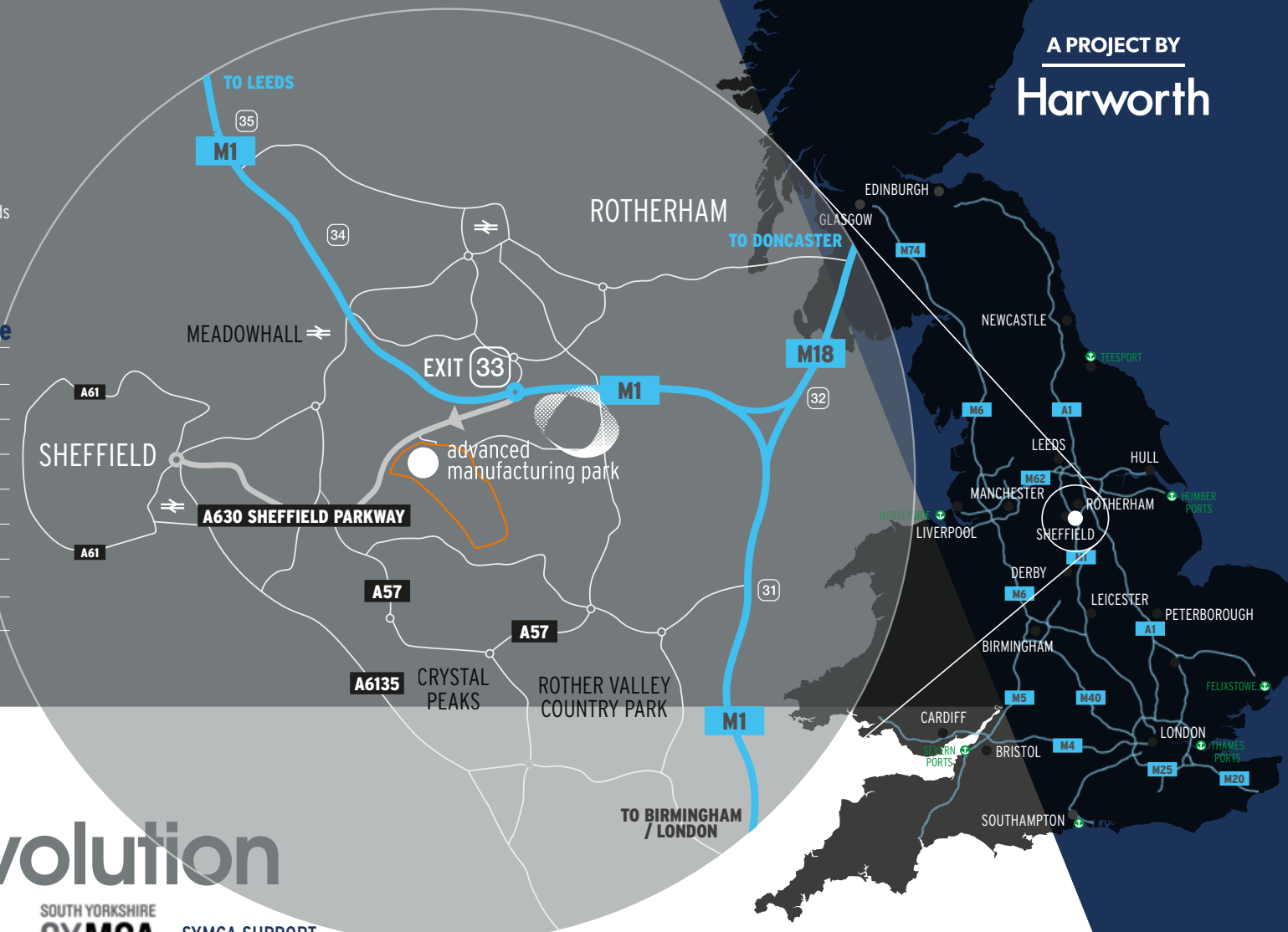
Units
from
5,000
to
40,000
Sq Ft

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 agent for further information:

0114 272 9750
Knight Frank

R-evolution
Phase 4

SOUTH YORKSHIRE
SYMCA
MAYORAL
COMBINED
AUTHORITY

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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