

advanced  
manufacturing park



A development by

**UK** | **Strategic**  
Partnership

Evolution @ the AMP  
Sheffield, just off Junction 33/M1

A new, high quality development providing a range of business units from 2,300 sq ft to 27,000 sq ft on one of the most prestigious business parks in Yorkshire



Designed to offer modern flexible business space targeting companies seeking to relocate to the prestigious Advanced Manufacturing Park at Sheffield.

Developed by UK Strategic Partnership Ltd, a new joint venture between Harworth Estates (a division of UK Coal plc) and Strategic Sites.

## Accommodation

The approximate gross internal area of each building is as follows

Unit	Size (Approx)	
	Sq ft	Sq m
1	10,032	932
2	10,032	932
3	13,597	1,263
4	13,558	1,259
5	3,475	323
6	2,307	214
7	3,492	324
8	<b>DORMER</b>	
9	3,107	289
10	3,107	289
11	3,697	343
12	2,418	224
14	2,455	228
15	3,701	344

### Notes

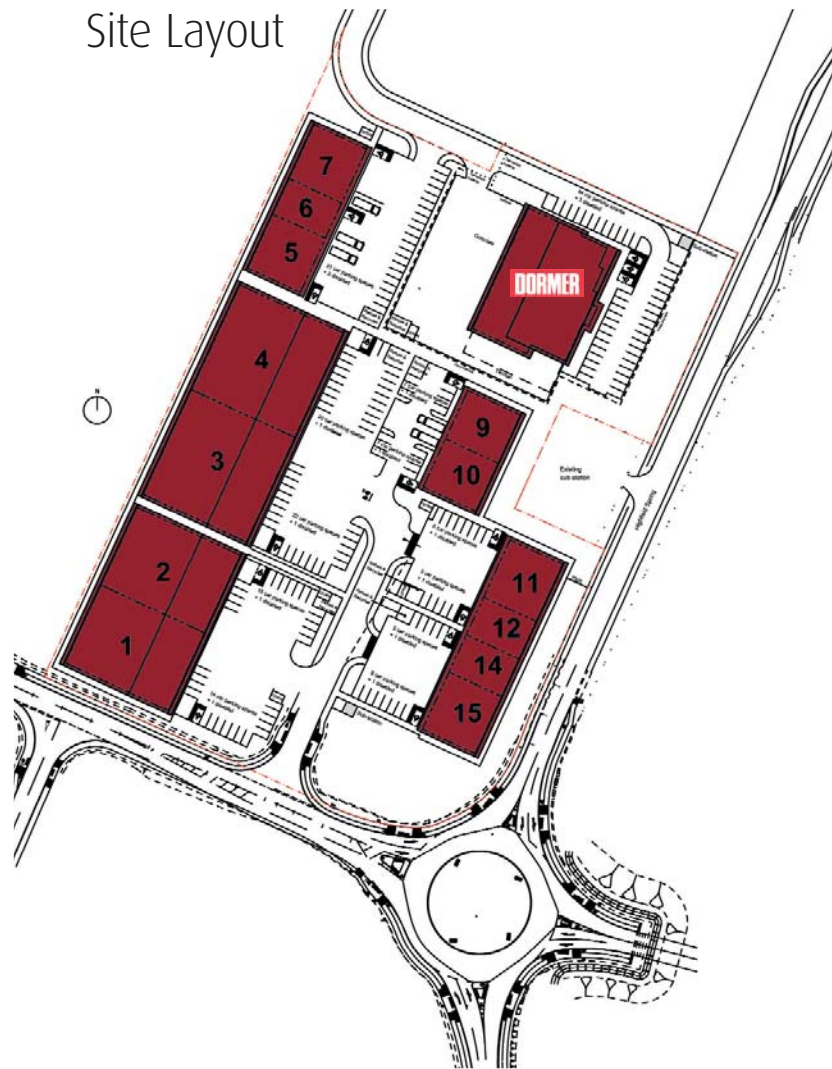
All figures exclude VAT.

All measurements are subject to final confirmation.

All figures exclude service charge.

...we aim to provide not only high quality buildings, but also a high quality environment

## Site Layout



## Environmental Standard

As part of our ongoing commitment to provide buildings which take environmental factors in to account, the units achieve a BREEAM (Building Research Establishment Environmental Assessment Method) rating of Very Good.

## Design & Specification

The buildings have been designed in accordance with the Design Guide for the AMP by Bond Bryan Architects of Sheffield.

The striking buildings include

- All mains services & drainage connections
- Steel portal framed building with extensive glazed areas
- Underside of haunch to be a minimum of 6m to all units
- Electric 5m high loading doors (two doors in Units 1-4)
- Floor loading of 37.5 kN/sq m (750 lbs/sq ft) to Units 1-4 and 30 kN/sq m (600 lbs/sq ft) to all other units
- Dedicated car parking to each unit with large service yards
- Toilet block incorporated in each unit
- Bespoke internal fit out available for offices/lab space/clean rooms etc.
- The units will incorporate electricity based on a level of 10 kVA per 100 sq m. Gas and water will also be provided to all units.

## Terms

The units are available to let on a full repairing and insuring lease and some are available for sale by way of a 999 year ground lease.

## Legal Costs

Each party will bear their own legal costs incurred in the transaction.



**MISREPRESENTATION ACT 1991**

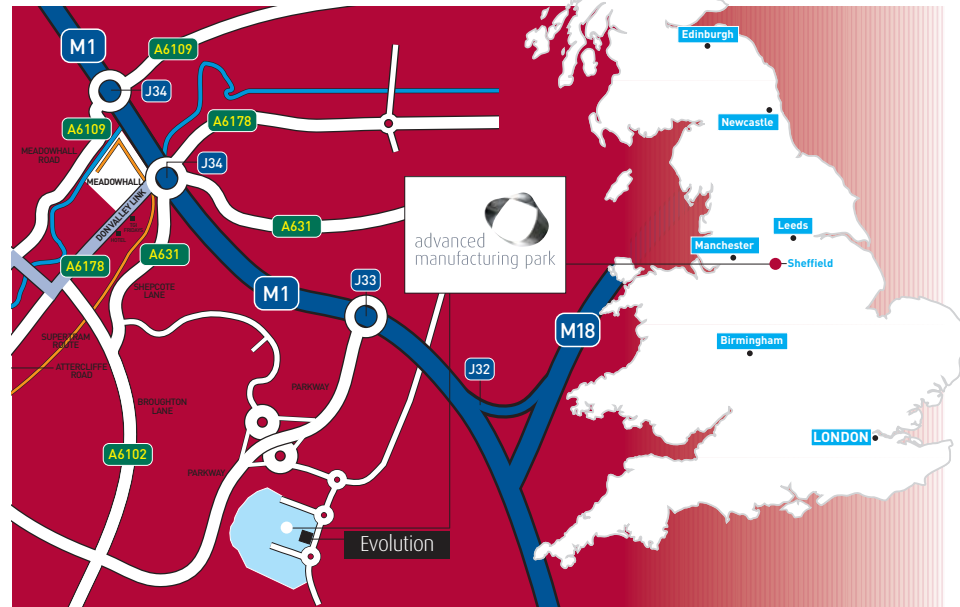
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**Location**

The AMP is strategically located on the Sheffield/Rotherham border, minutes from junction 33 of the M1, just off the A630 Sheffield Parkway. The overall site comprises of 100 acres of land, which is being developed to create a world class business and manufacturing park, already housing high technology companies including **BOEING**, **DORMER**, **TWI**, **Castings Technology International**.

Satellite Navigation Information | S60 5WG.



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