FOR SALE/TO LET
A range of land and property options from 10,000-200,000 sq ft/1-25 acres
- Less than two miles from the M1/J33
- Established advanced manufacturing campus
- A high quality built and natural environment
- Home to Rolls-Royce, Boeing, and The University of Sheffield

150 acres (61 ha)
B1/B8 Advanced manufacturing/HQ office

Design and build
Plots available

M1/J33 ROTHERHAM
S60 5WG

www.harworthgroup.com/amp
THE CONCEPT

The AMP is the culmination of over 10 years of development with world-class occupiers including the University of Sheffield, Boeing and Rolls-Royce.

The AMP is where world-class research businesses and supply chain manufacturers are developing cutting-edge technologies and advanced manufacturing processes.

Up to 3,500 pioneering new jobs are being created at the UK’s most successful advanced manufacturing technology park, which enjoys the full benefits of being part of the Sheffield City Region Enterprise Zone.

CUTTING-EDGE TECHNOLOGY

The AMP is home to world-leading expertise in a number of advanced manufacturing technologies including: materials joining, high-performance machining, composites technology, high-integrity castings, engineering design, rapid prototyping, additive manufacture, testing and certification.

Technology sectors at the AMP currently include: aerospace, automotive, medical, sport, environmental, energy, oil, gas, defence and construction.

Transforming  Regenerating  Revitalising

www.harworthgroup.com/amp
Sheffield Parkway / A630

Proposed local centre

Under offer

M1/J33

NEXT PHASE

UNIT 6
21,046 sq ft

UNIT 1
125,000 sq ft

UNIT 4
100,000 sq ft

UNIT 5
45,000 sq ft

UNIT 3
100,000 sq ft

UNIT 7
26,000 sq ft

UNIT 8
25,750 sq ft

UNIT 2
95,000 sq ft

UNIT 9
15,000 sq ft

UNIT 10
20,000 sq ft

Potential future expansion

PLANNING CONSENT IN PLACE

AT THE ADVANCED MANUFACTURING PARK

UNIT 1
125,000 sq ft

UNIT 2
95,000 sq ft

UNIT 3
100,000 sq ft

UNIT 4
100,000 sq ft

UNIT 5
45,000 sq ft

UNIT 6
21,046 sq ft

UNIT 7
26,000 sq ft

UNIT 8
25,750 sq ft

UNIT 9
15,000 sq ft

UNIT 10
20,000 sq ft

Sheffield Parkway / A630

Harworth
DELIVERABILITY

The Advanced Manufacturing Park (AMP) is a well-connected business environment offering a fast growing destination for established world class and aspiring intelligent firms.

The AMP is so much more than an employment park; it offers a once-in-a-generation opportunity to be part of a truly world class, leading edge place, part of Waverley, Yorkshire’s largest ever mixed-use brownfield development.

The AMP offers a uniquely diverse range of options where bespoke developments can deliver different uses which can either be combined within a single facility, or taken separately.

Harworth has a full and active design and technical team in place who will work with occupiers to provide build to suit property solutions that match individual occupiers’ specific needs.

Buildings are available to occupy by way of freehold or leasehold interest. Terms and deliverability will be tailored to suit occupational requirements.

ENTERPRISE ZONE

The AMP falls within a designated Enterprise Zone site with possible incentives available to new occupiers coming to the Park. These include enhanced capital allowances and increased support for inward investment.

The area is recognised as ‘the UK’s leading Enterprise Zone site’.

Source: FDI Magazine (2015)

WORLD-CLASS ENVIRONMENT

The AMP is internationally recognised for its innovative research and advanced manufacturing environment. The AMP has already attracted world leaders in hi-tech manufacturing, such as Rolls-Royce, Boeing, and the University of Sheffield.

Situated in the heart of the UK with a highly skilled workforce at its disposal, the AMP has gone from strength to strength over the last few years.

The modern development provides a range of land and property options to suit all business needs, strengthened by:

- An enviable location, less than two miles from the M1 motorway at junction 33
- An established intellectual and research campus
- A high quality built and natural environment, with access to lakes and green spaces
- Home to Rolls-Royce, Boeing, and The University of Sheffield

Availability

Requirements from 10,000-200,000 sq ft can be accommodated on a build to suit basis.

Alternatively land is available for sale. Plots of 1-25 acres are available.
2 million people live within a 30 minute drive
Source: www.rotherhamtowncentre.co.uk

750,000 people live in Rotherham and Sheffield
Source: www.drivetimemaps.co.uk

Circa 60,000 students at the University of Sheffield and Sheffield Hallam University, with one of the highest retention rates in the country
Source: www.shu.ac.uk and sheff.ac.uk

21,000 graduates from Sheffield’s two universities each year
Source: www.shu.ac.uk and sheff.ac.uk
Advanced Manufacturing Park part of Waverley – Yorkshire’s largest sustainable mixed-use development; set in 740 acres.

B1 & B2 (hi-tech manufacturing/industrial)

The AMP can accommodate the requirements of 10,000-200,000 sq ft for B1 and B2 uses on a design and build basis.

Education/research and development

The AMP is renowned for its research and development and can provide additional accommodation to support the continued growth of this sector at the AMP.

B1 (HQ office)

The AMP can accommodate a HQ office location, offering a world-class environment within a cluster of globally branded business enterprises, events and accommodation – hotel, leisure and conference facility. Unit 6 already has Reserved Matters planning consent for the building indicated.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>120,000 sq ft</td>
<td>11,117 sq m</td>
</tr>
<tr>
<td>Unit 2A</td>
<td>20,000 sq ft</td>
<td>1,858 sq m</td>
</tr>
<tr>
<td>Unit 2B</td>
<td>30,000 sq ft</td>
<td>2,787 sq m</td>
</tr>
<tr>
<td>Unit 2C</td>
<td>40,000 sq ft</td>
<td>3,716 sq m</td>
</tr>
<tr>
<td>Unit 3</td>
<td>50,000 sq ft</td>
<td>4,651 sq m</td>
</tr>
<tr>
<td>Unit 4</td>
<td>60,000 sq ft</td>
<td>5,574 sq m</td>
</tr>
<tr>
<td>Unit 5</td>
<td>70,000 sq ft</td>
<td>6,505 sq m</td>
</tr>
<tr>
<td>Unit 6</td>
<td>80,000 sq ft</td>
<td>7,436 sq m</td>
</tr>
<tr>
<td>Unit 7A</td>
<td>90,000 sq ft</td>
<td>8,367 sq m</td>
</tr>
<tr>
<td>Unit 8A</td>
<td>100,000 sq ft</td>
<td>9,290 sq m</td>
</tr>
<tr>
<td>Unit 8B</td>
<td>110,000 sq ft</td>
<td>10,211 sq m</td>
</tr>
<tr>
<td>Unit 9</td>
<td>120,000 sq ft</td>
<td>11,117 sq m</td>
</tr>
<tr>
<td>Unit 10</td>
<td>130,000 sq ft</td>
<td>11,926 sq m</td>
</tr>
</tbody>
</table>

This is an indicative masterplan and occupiers’ specific requirements can be accommodated. Units 3 and 4 can be combined to offer potential for a larger 200,000 sq ft unit.

AMRC

AMP Technology Centre

Rolls-Royce

X-Cel Superturn

Nikken

Metalysis

Maher

UNIT 3

UNIT 2A

UNIT 7A

UNIT 8A

UNIT 8B

UNIT 8C

UNIT 8D

UNIT 7B

UNIT 2B

UNIT 2C

UNIT 10

UNIT 6

UNIT 9

UNIT 4

UNIT 5

Sheffield Parkway / A630

Completed

Design and build opportunities

Legend

www.harworthgroup.com/amp

Transforming, Regenerating, Revitalising

In total the AMP provides 150 acres capable of accommodating up to 2 million sq ft of various uses across the park. Half of that has already been developed.

This is an indicative masterplan and occupiers’ specific requirements can be accommodated. Units 3 and 4 can be combined to offer potential for a larger 200,000 sq ft unit.

Advanced Manufacturing Park part of Waverley – Yorkshire’s largest sustainable mixed-use development; set in 740 acres.
LOCATION

The Advanced Manufacturing Park (AMP), is strategically located on the Rotherham/Sheffield border, just two minutes from junction 33 of the M1 motorway and just off the A630 Sheffield Parkway.

The overall site comprises 150 acres of land that has been developed to create a world-class business and manufacturing park.

The AMP is recognised internationally for its innovative research and advanced manufacturing processes, and has already attracted world leading high technology companies such as Rolls-Royce, The University of Sheffield Advanced Manufacturing Research Centre (AMRC) with Boeing, Nuclear AMRC, AMRC Training Centre and TWI.

Technologies at the AMP currently include: aerospace, automotive, medical, sport, environmental, energy and construction.

The Sheffield City Region is situated in the heart of the UK and offers excellent access to the UK via mainline rail and motorway networks.

London is only two hours away by train and there are six international airports within a 90 minute drive of Sheffield, including Robin Hood Airport Doncaster-Sheffield, Manchester International Airport, Birmingham International Airport, Nottingham East Midlands Airport, Leeds-Bradford Airport and Humberside Airport.

The east coast deepwater ports on the Humber are less than two hours drive away, as is the west coast port of Liverpool.

CONTACT & FURTHER INFORMATION

Rebecca Schofield
rebecca.schofield@knightfrank.com
Tom Swallow
tom.swallow@knightfrank.com
Andrew Gent
andrew.gent@gentvisick.com
Paul Mack
paul.mack@gentvisick.com

Misrepresentation act: Knight Frank and Gent Visick for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Knight Frank and Gent Visick has any authority to make any representation or warranty whatsoever in relation to the property. All photography is indicative. June 2016