



woodhouse
linksheffield

Innovation Way Sheffield S13 9ZE

To Let

4 new build units

15,800 - 48,900 sq ft

(1,468 - 4,543 sq m)

A development by

network
space

Better places for business



- New Build High Quality Industrial/Warehouse Units
- Excellent Transport Links to J31 and J33 of M1

Indicative Image



Woodhouse Link is a premier employment scheme comprising 4 high specification detached industrial/warehouse units.

Detailed planning permission has been granted for B1c, B2 and B8 uses, with 24/7 operation.



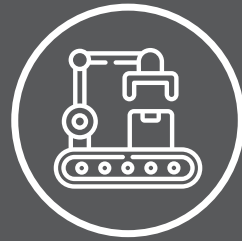
**24/7
operation**



**3.5 miles
to J31 M1**



**BREEAM
Very Good**



**3 miles to
AMP/AMID**



**688,522 individuals of working
age residing
within 10 mile radius**



**£509 Average weekly wage in
2018 in Rotherham compared
to £571pw nationally**

(Source: NOMIS)



Indicative image



Road



Air



Sea

	Road	Air	Sea
Sheffield	7 miles	Doncaster Sheffield	20 miles
Leeds	42 miles	East Midlands	45 miles
Manchester	53 miles	Manchester Airport	58 miles
London	159 miles	Heathrow Airport	159 miles
			Immingham
			63 miles
			Hull
			65 miles
			Liverpool
			111 miles
			Felixstowe
			182 miles

Indicative image



Indicative image



HOMEDECOR

B6200
RETFORD
ROAD

B6200

Indicative Image

UNIT 1
48,900
SQ FT



SPECIFICATION

- 10m to haunch
- 3 no. docks (1 no. high bay)
- 2 no. level access doors
- 88 parking spaces (inc 6 electric charging points)
- 2,600 sq ft office at first floor
- 250 kVA 3 phase power supply

UNIT 3
28,600
SQ FT



SPECIFICATION

- 10m to haunch
- 2 no. docks (1 no. high bay)
- 2 no. level access doors
- 56 parking spaces (inc 4 electric charging points)
- 1,600 sq ft office at first floor
- 140 kVA 3 phase power supply



UNIT 2
15,800
SQ FT



SPECIFICATION

- 8m to haunch
- 2 no. level access doors
- 31 parking spaces (inc 2 electric charging points)
- 1,400 sq ft office at first floor
- 140 kVA 3 phase power supply

UNIT 4
19,600
SQ FT



SPECIFICATION

- 8m to haunch
- 2 no. level access doors
- 32 parking spaces (inc 4 electric charging points)
- 1,500 sq ft office at first floor
- 140 kVA 3 phase power supply

ACCOMMODATION

The units will provide the following approximate gross internal areas:-

Description	sq ft	Ground	sq m	sq ft	First	sq m	sq ft	Total	sq m
Unit 1	46,300	4,301	2,600	242	48,900	4,543			
Unit 2	14,400	1,338	1,400	130	15,800	1,468			
Unit 3	27,000	2,508	1,600	149	28,600	2,657			
Unit 4	18,100	1,682	1,500	139	19,600	1,821			

LOCATION

Woodhouse Link occupies a prime location to the east of Sheffield, with excellent access from Junctions 31 (3.5 miles east) and 33 (4.5 miles north). The site is well situated within Rotherham and Sheffield's Advanced Manufacturing and Innovation District (AMID) and is just under 3 miles from the Advanced Manufacturing Park at Waverley (AMP).



FURTHER INFORMATION

For further information please contact the joint agents.

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