



Bespoke DPD facility



External view of unit J2 – High quality industrial / warehouse unit



External view of offices



Medilink & Konica Minolta offices

The agents



A development by



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www.smithywood.co.uk

Smithywood is a 20 ha (50 acre), mixed opportunity business park located immediately adjacent to J35 of the M1.

Centrally located, it benefits from immediate access to the motorway network – The M1 is directly adjacent whilst the M18, A1 and M62 are easily accessible. All regional and national destinations of significance are easily reached.

Sheffield city centre is only 5 miles to the south, and Meadowhall shopping centre located 2.5 miles away at J34. There are also excellent district shopping facilities and a mainline railway station positioned less than 1 mile away in Chapeltown.



Smithywood
Business Park Sheffield
SAT NAV: S35 1QP



DISTANCE TO LOCATIONS

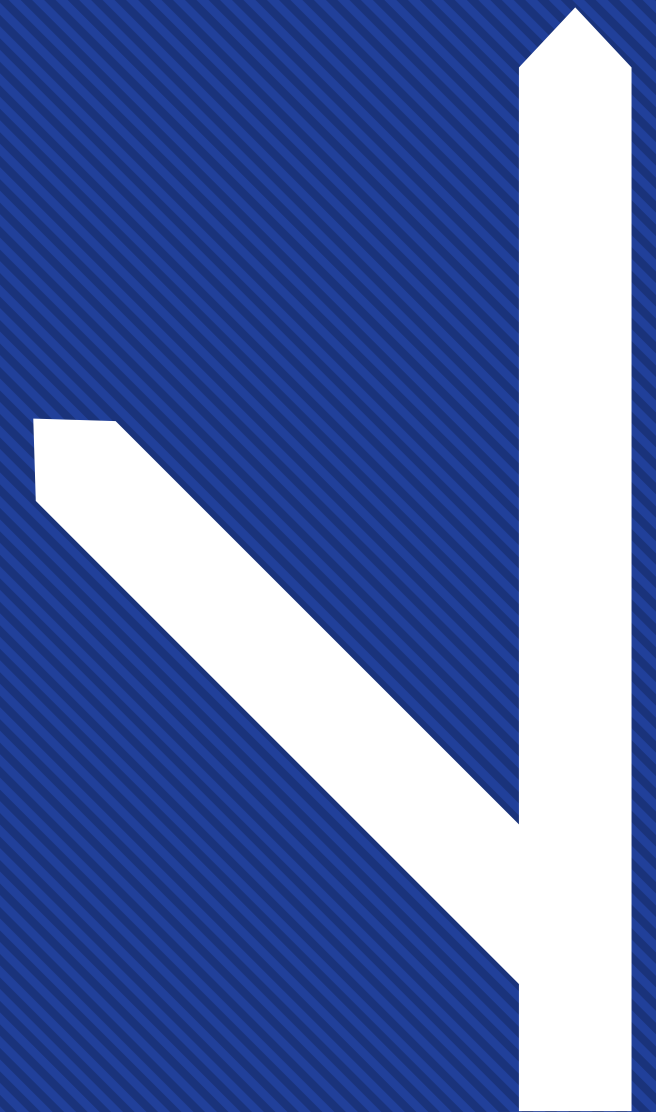
DESTINATION	MILES
CHAPELTOWN	→ 1
MEADOWHALL	→ 4
SHEFFIELD	→ 5
LEEDS	→ 28
MANCHESTER	→ 38
LONDON	→ 167

Smithywood Business Park Sheffield

**BUILD TO SUIT OPPORTUNITIES
WAREHOUSE/OFFICE/
INDUSTRIAL/DATA CENTRE
FOR SALE OR TO LET**



M1



29 ACRES READY FOR IMMEDIATE DEVELOPMENT

With 29 acres of land available for bespoke opportunities for B1/B2/ B8 units of up to 300,000 sq ft (27,870 sq m).

- Data Centre opportunities
- Offices from 10,000 sq ft (930 sq m)
- Warehouse / Industrial 20,000 - 300,000 sq ft (1,858 - 27,870 sq m)
- Substantial power capacity
- Fully serviced platform
- High profile landscaped environment

AVAILABLE PLOTS

PLOT	ACRES	HECTARES
B	6.81	2.76
C2	2.82	1.14
D	16.72	6.77
E	1.2	0.49
F	0.92	0.37
G	0.56	0.23
TOTAL	29.03	11.76



Current occupiers

