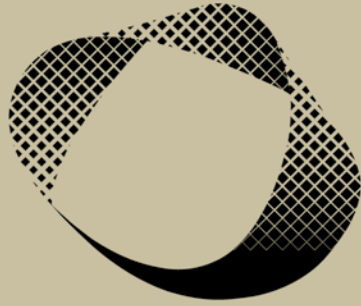




advanced
manufacturing park

Up to 40 Acres Available
Build to Suit Opportunities of 5,000 to 200,000 Sq Ft
For Sale / To Let
J33 M1, Rotherham

A PROJECT BY
Harworth



advanced manufacturing park

CONTENTS

- 1 Introduction to the AMP
- 2 Location
- 3 Current Occupiers
- 4 Development Opportunities
- 5 The Waverley Story
- 6 Contact





Harworth

1 Introduction to the AMP

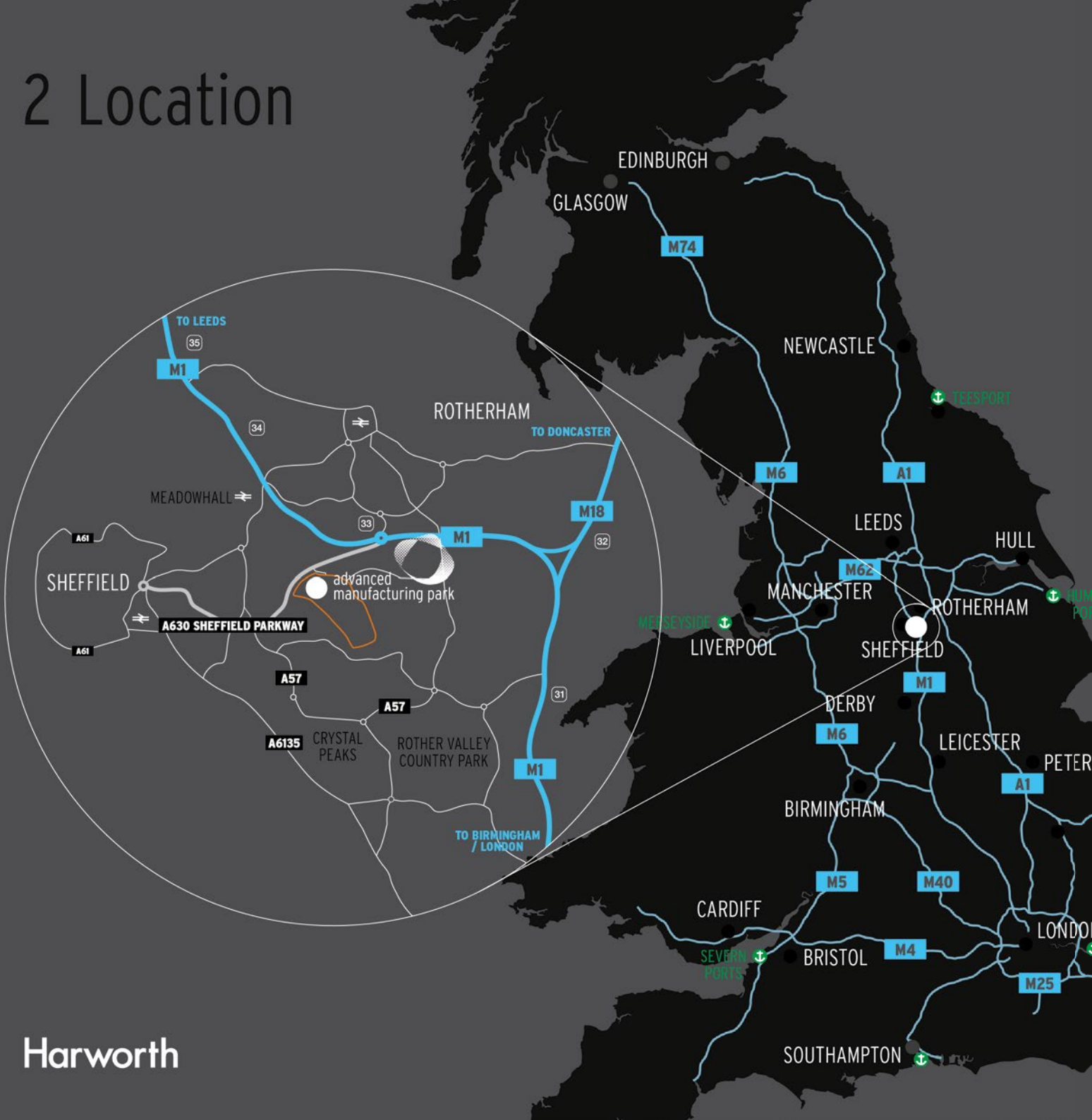
The Advanced Manufacturing Park (AMP) is Harworth's flagship development and is home to some of the world's biggest manufacturers including Rolls-Royce, Boeing and McLaren Automotive. It is anchored by the world-renowned University of Sheffield Advanced Manufacturing Research Centre (AMRC).

The AMP is a world renowned centre of excellence in the advanced manufacturing sector and is the culmination of over 20 years of work to bring together world class R&D businesses and supply chain manufacturers to develop cutting-edge technologies and advanced manufacturing processes.

There are now over 1,750 people employed at the AMP with around 4,000 expected once the site is fully developed out.

Harworth's primary role is to be the custodian of the AMP vision and work together with the AMRC and other occupiers to grow and support the UK advanced manufacturing sector. As master developer, we provide key infrastructure across the site and provide a range of property solutions to facilitate expansion of existing businesses and attract new occupiers as part of their growth and development programmes.

2 Location



Harworth

The AMP is located within the heart of the Sheffield City Region and northern manufacturing heartland. Located on the Rotherham/Sheffield border, it is just 2 miles from junction 33 of the M1 with over 2 million people living within a 30 minute drive time and over 21,000 graduates per year from Sheffield's two leading universities.


The AMP sits in the heart of England and is only 2 miles from the M1. It is just 5 miles from the centres of Sheffield and Rotherham and close to the Peak District National Park.

It also has excellent connections to a wide variety of destinations across the UK.

 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
---	--	-----------------------	---------------------------	-----------------------	--------------------------

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



3 Current Occupiers

The AMP is anchored by the Advanced Manufacturing Research Centre (AMRC) which is a network of world-leading research and innovation centres working with advanced manufacturing companies around the globe. They transform industrial and economic performance by working with manufacturers, making step changes in productivity, increasing competitiveness, developing new products and processes and training new talent and skills.

The AMRC has helped to attract a range of manufacturing companies to the AMP such as Rolls-Royce and McLaren Automotive together with their supply chains.

1.5m sq. ft has been developed for advanced manufacturers at the AMP within the last fifteen years, establishing the site as one of the UK's key centres of manufacturing and high value employment. Current occupiers specialise in a number of advanced technologies including: materials joining, high-performance machining, composites technology, high-integrity castings, engineering design, rapid prototyping, additive manufacture, and testing and certification. Technology sectors currently include: aerospace, automotive, medical, sport, environmental, energy, oil, gas, nuclear power generation and construction.

Harworth







Harworth

re - Coming Soon



AD

Calibre Scientific

NIKKEN

SEP
SAFETY ENGINEERING
PRODUCTS

UK Atomic
Energy
Authority

SBD

Bodycote

BRITISH
STEEL

Bodycote

METALYSIS

X-Cel
Superturn

SPENDOR

McLaren

Remaining 40 acres of Development Land

advanced
manufacturing park



4 Development Opportunities

Listed on the Premium Segment of the London Stock Exchange, Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing c.16,000 acres on around 100 sites in the North of England and the Midlands.

At the AMP we have a proven track record of masterplanning, development management and the design and build of bespoke industrial units. We have built over 200,000 sq ft of space at the AMP over the last 6 years for a range of occupiers including McLaren Automotive, Bodycote, British Steel and X-cel Superturn. Our current build programme includes a 22,000 sq ft nuclear fusion research facility for the UK Atomic Energy Authority.

We pride ourselves on delivering our clients exceptional and enthusiastic customer service whilst delivering buildings on time and within budget. Our approach is collaborative and bespoke to each individual occupier, with the team building over 1m sq. ft of new commercial space in the past six years showing its ability to provide institutional quality space in a range of sizes.



4 Development Opportunities

There are approximately 40 acres of land remaining, which is able to accommodate occupiers requirements on a build-to-suit basis. We are able to offer units from 5,000 to 200,000 sq ft to let or for sale.

Land Sales may also be considered.

Unit 1	100,000 Sq Ft
Unit 6	22,000 Sq Ft
Unit 7	22,000 Sq Ft
Unit 8*	15,000 Sq Ft
Unit 9*	27,500 Sq Ft
Unit 10	20,000 Sq Ft
Unit 11*	40,000 Sq Ft
Unit 12	85,250 Sq Ft
Plot 4	75,000 Sq Ft
Plot 5	50,000 Sq Ft
Plot 9	26,000 Sq Ft

*Units 8, 9 and 11 are subject to being split in to smaller unit sizes

Indicative Master Plan





WORK. LIFE. BALANCED.

Harworth

5 The Waverley Story

In addition to the development of the AMP, Harworth are also delivering the rest of the wider Waverley site. Together with the AMP, the site totals 740 acres and will deliver over 2m sq ft of commercial space, a local retail heart, up to 3,900 new homes, a new primary school and 300 acres of green spaces and lakes.



The new retail heart will provide new facilities for the area including bars, restaurants and shops plus a medical centre and community space.

There are already over 1,250 homes occupied providing a range of house types to cater for local people and employees on the AMP.

The green spaces include two large lakes and an extensive network of cycle lanes and trails to promote wellbeing and sustainability.

Harworth is also working with adjoining landowners, Rotherham Council, Sheffield City Region LEP and SYPTE to promote and design a new railway station on the edge of the AMP, utilising the existing Sheffield to Lincoln line to support worker and resident movements away from the car.



6 Contact

The Advanced Manufacturing Park (AMP) at Waverley is Harworth's flagship development and is home to some of the world's biggest manufacturers including Rolls-Royce, Boeing and McLaren Automotive.

The park is anchored by the world renowned AMRC that collaborates with and supports manufacturers with processes, automation, training and skills and supply chain.

Contact the assigned agent for further information:



Rebecca Schofield
Rebecca.Schofield@knightfrank.com
07776 172 123
0113 246 1533

Harworth

Harworth Group plc is the custodian of the AMP vision and is one of the UK's leading developers and regeneration specialists, owning and managing over 15,000 acres on around 100 sites in the North of England and the Midlands. We create sustainable places for people to live and work, delivering thousands of new jobs and homes in the regions.

Harworth work with a range of manufacturers to provide a professional, bespoke service to design and build new industrial facilities to allow businesses to grow and expand.

For more information, visit www.harworthgroup.com

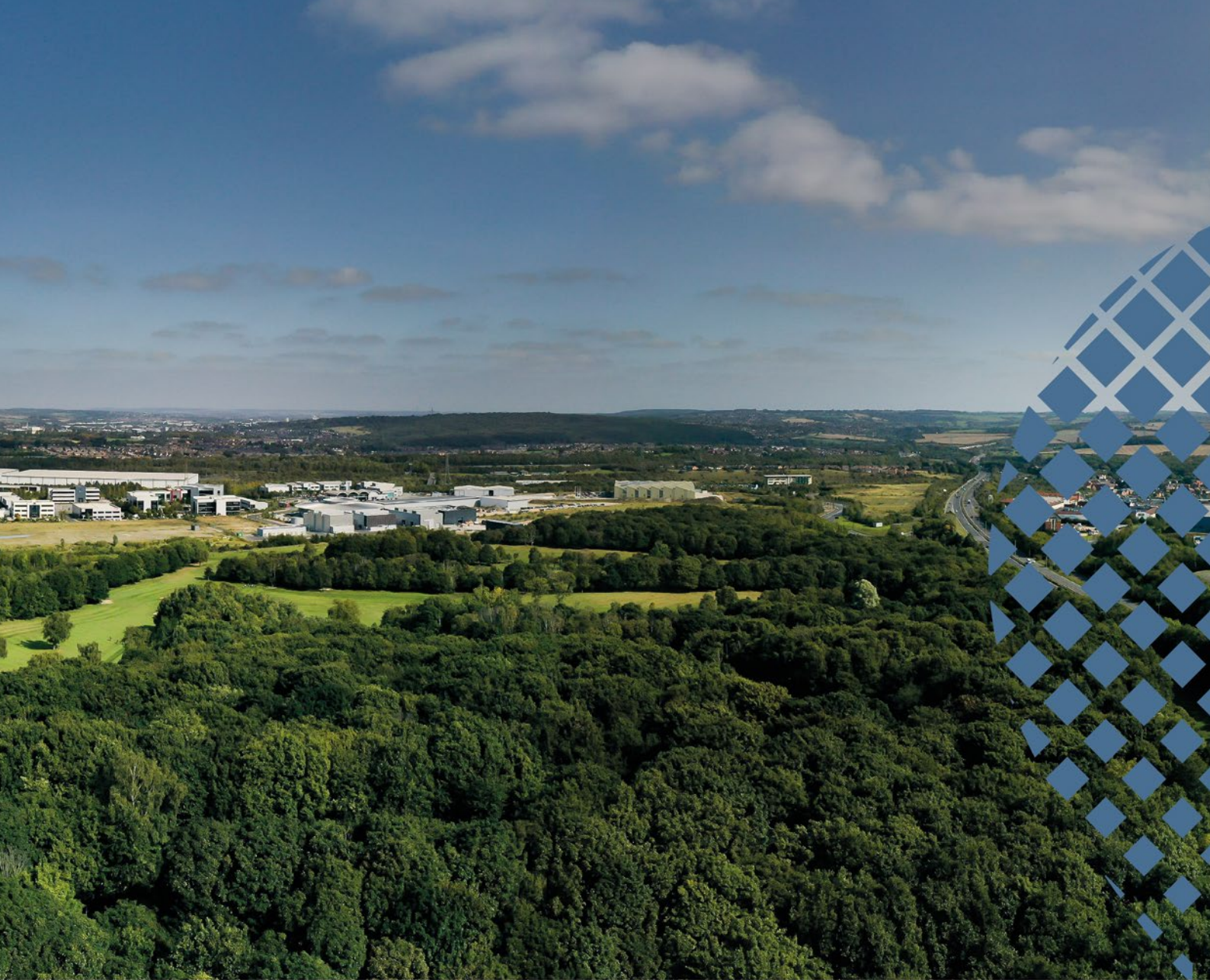
IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Knight Frank LLP on their behalf and for the sellers or lessors of this property whose agents they are give notice that: (i) These Particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract (ii) 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 (iii) No person employed by Knight Frank LLP has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. Feb 2021



advanced
manufacturing park





www.harworthgroup.com

www.wearewaverley.com

Harworth
Transform Regenerate Revitalise



WE ARE
WAVERLEY

advanced
manufacturing park 