

M1 J33

HIGHFIELD SPRING, WAVERLEY  
ROTHERHAM S60 5TR



# HIGHFIELD AT WAVERLEY

FOR SALE/TO LET

**BUILD TO SUIT** COMMERCIAL OPPORTUNITIES  
IN A PRIME ROADSIDE LOCATION

## FROM 10,000 TO 80,000 SQ FT

(929 TO 7,432 SQ M / 0.86 TO CIRCA 5 ACRES)

PRESTIGE OFFICES

DRIVE-THRU FOOD & ROADSIDE RETAIL

CAR SHOWROOM

LEISURE & GYMNASIUM

LIGHT INDUSTRIAL & EMPLOYMENT

LOGISTICS & DISTRIBUTION

[highfieldatwaverley.co.uk](http://highfieldatwaverley.co.uk)

A PROJECT BY  
**Harworth**





M1/J33

MORRISONS

CRAMPTON & MOORE

COURT-YARD BY MARRIOTT HOTEL

ADVANCED MANUFACTURING SHEFFIELD

BOUNDARY MILLS

POP-LAR WAY

AMRC

AMRC TRAINING CENTRE

FUTURE RESIDENTIAL PARCEL

WAYERLEY NEW COMMUNITY

A630

NUCLEAR AMRC

CASTINGS TECHNOLOGY INTERNATIONAL

ROLLS-ROYCE

ADVANCED MANUFACTURING PARK

OLIVE LANE MIXED USE / RETAIL SCHEME

FUTURE RESIDENTIAL PARCEL

HIGHFIELD SPRING

X-CEL GROUP

NIKKEN INNOVATION CENTRE

BRITISH STEEL

MCLAREN AUTOMOTIVE





**HIGHFIELD**  
AT WAVERLEY

# GATEWAY TO YORKSHIRE'S BIGGEST MIXED-USE REGENERATION DEVELOPMENT

Welcome to Highfield at Waverley, a prime commercial park offering build to suit opportunities adaptable to a range of purposes, including roadside, offices, retail, leisure, industrial, and logistics.

## Prominent roadside position

Adjacent to the crossroads of Highfield Spring and Poplar Way, Highfield at Waverley occupies a highly visible site on the main access route into the affluent and fast-expanding Waverley development.

## Sheffield's high tech, high profile industrial park

Around 4,000 highly paid workers will directly pass Highfield to access the Advanced Manufacturing Park (AMP), once complete. Blue chip occupiers already in occupation include Nuclear AMRC, UK Atomic Energy Authority, Advanced Manufacturing Research Centre, Boeing, Rolls-Royce, and McLaren Automotive.

## A growing retail and leisure destination

Highfield at Waverley is situated next to a new Courtyard by Marriott hotel, with a busy retail park including Boundary Mills and Morrisons opposite. Once Waverley is complete, nearly 4,000 homes and 100 businesses will be situated on the doorstep.

## Prime last mile location

3.2 million consumers across Sheffield, Rotherham and Doncaster live within a 45 minute drive by van, while the residential areas of Catcliffe and Treeton immediately adjoin the site. Sheffield Parkway and J33 of the M1 provides fast access to South Yorkshire and beyond.

## SUITABLE FOR A WIDE VARIETY OF USES



PRESTIGE  
OFFICES



CAR  
SHOWROOM



LEISURE &  
GYMNASIUM



LIGHT INDUSTRIAL  
& EMPLOYMENT



LOGISTICS &  
DISTRIBUTION



DRIVE-THRU FOOD  
& ROADSIDE RETAIL





**HIGHFIELD**  
AT WAVERLEY

# DESIGN AND BUILD IT YOUR WAY AT HIGHFIELD

Highfield commercial park offers a highly adaptable build to suit platform.

The site offers flexibility to accommodate a range of requirements. The site can be split into smaller plots or can offer up to 80,000 sq ft in a single building.

### Superior specification spaces

The developer, Harworth, has an enviable track record of delivering mixed use spaces across a broad range of schemes. Without exception, their high quality builds are designed to provide durable, flexible operations long into the future.

### Sustainable as standard

Reduce your energy costs and carbon footprint with a brand new build at Highfields. Thanks to advances in design and specification, new build units consume much less gas and electricity in operation than directly comparable existing stock.

In addition to a high grade standard specification, Harworth offers a range of sustainability options for individual occupiers to meet their own ESG targets.

### Ready to occupy within 12 months

Highfields enjoys outline planning across the site. Occupier requirements could be accommodated on a build to suit basis within 12 months, subject to specification and planning.

[highfieldatwaverley.co.uk](http://highfieldatwaverley.co.uk)

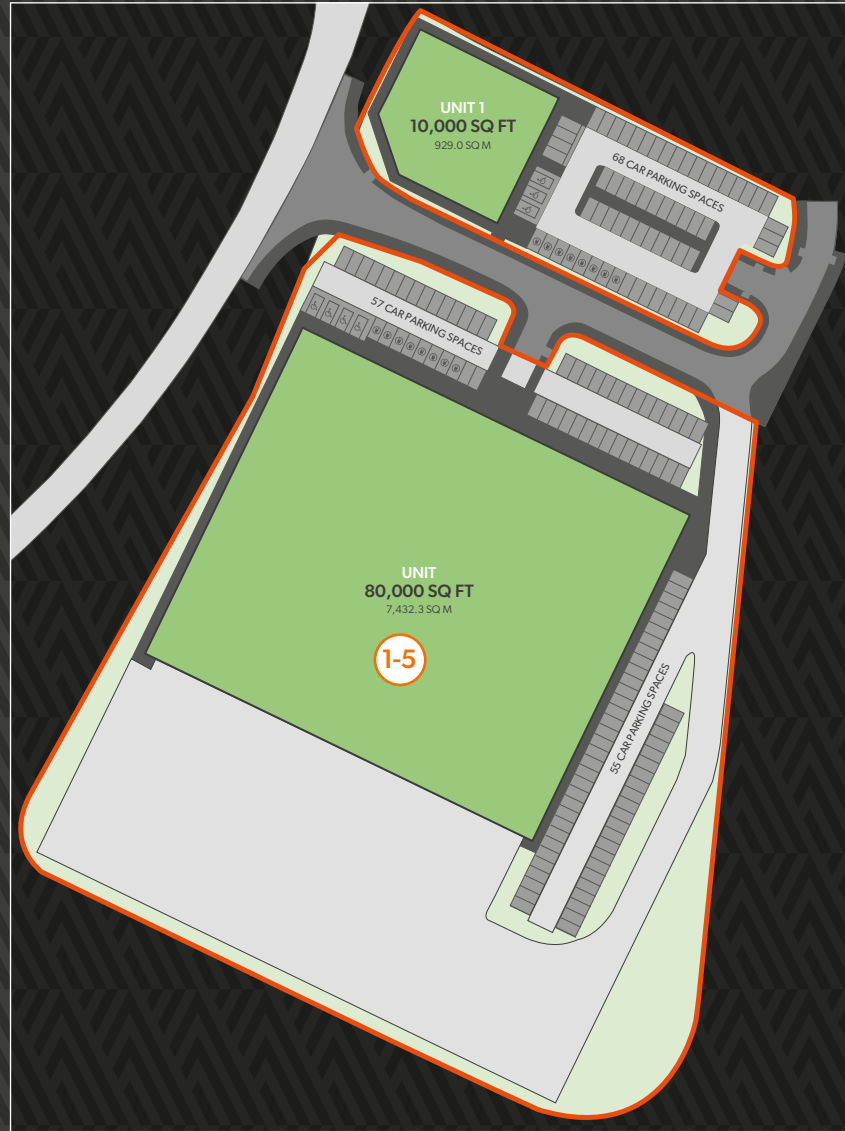


## ILLUSTRATIVE MASTERPLANS



ILLUSTRATIVE MASTERPLAN

## DEVELOPMENT AREA ZONING



ILLUSTRATIVE MASTERPLAN  
**MULTI UNIT LAYOUT**

ILLUSTRATIVE MASTERPLAN  
**SINGLE UNIT LAYOUT**

HIGH  
 QUALITY  
 BUILDS



SUPERIOR  
 SPECIFICATION  
 SPACES



SUSTAINABLE  
 AS STANDARD



FLEXIBLE PLOTS  
 UP TO CIRCA  
 5 ACRES



READY TO  
 OCCUPY  
 WITHIN 18  
 MONTHS



# HIGHFIELD: WAY POINT TO WAVERLEY

**Waverley is Yorkshire's largest brownfield redevelopments, which will deliver over 3,000 homes and 2 million sq ft of commercial space**

To date, 1,500 homes have been built, alongside 1.6 million sq ft of commercial space, predominantly for advanced manufacturing. Other local facilities developed on-site include a new primary school that opened in September 2020.

## **At the heart of a fast-growing community**

Highfield at Waverley will support Waverley's burgeoning resident population, which currently numbers over 2,500 people. In addition, over 2,000 people already work at the Advanced Manufacturing Park (AMP).

Highfield at Waverley sits at the heart of the region's Advanced Manufacturing Innovation District (AMID).

Spanning 2,000 acres, AMID is attracting businesses developing research-led, technology-based solutions in sectors as varied as aerospace, defence, transportation, nuclear, low-carbon energy and healthcare technologies.

## **Coming soon: Olive Lane**

Harworth has unveiled plans for Olive Lane, a new retail scheme to be developed on around 10 acres of land adjacent to the Highfield at Waverley.

Plans for Olive Lane include shops, offices, restaurants and cafés, a supermarket, a medical centre, community space, improved public transport facilities and additional residential development, all of which will create a vibrant centre for local people.





Highfields is perfectly situated for serving consumers across the Sheffield City Region, thanks to quick access to Sheffield Parkway and J33 of the M1.

### VAN REACH

Population	Drive Time
502,633	Up to 15 minutes
1,588,180	Up to 30 minutes
3,193,954	Up to 45 minutes

# SKILLED AND ECONOMICAL LABOUR FORCE



**60,000 EMPLOYED**  
IN MANUFACTURING  
ACROSS SOUTH  
YORKSHIRE  
(10.4% vs 7.6% UK)



**39,000 EMPLOYED**  
IN TRANSPORTATION  
& STORAGE  
(6.8% vs 5.1% UK)



**79,000 EMPLOYED**  
IN WHOLESALE  
& RETAIL TRADE  
(13.7% vs 14.4% UK)



**37,000 EMPLOYED**  
IN ACCOMMODATION  
& FOOD SERVICE  
(6.4% vs 7.5% UK)



**£574.90**  
**GROSS WEEKLY PAY**  
IN SOUTH YORKSHIRE  
(vs £642.00 UK average)

NOMIS 2022



**699,600 PEOPLE**  
ECONOMICALLY  
ACTIVE ACROSS  
SOUTH YORKSHIRE

NOMIS Sep 2022

**540,400 PEOPLE**  
WANT A JOB IN  
SOUTH YORKSHIRE

NOMIS Sep 2022

A PROJECT BY  
**Harworth**

# ABOUT HARWORTH GROUP

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 15,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

For more information visit  
[harworthgroup.com](http://harworthgroup.com)

[highfieldatwaverley.co.uk](http://highfieldatwaverley.co.uk)

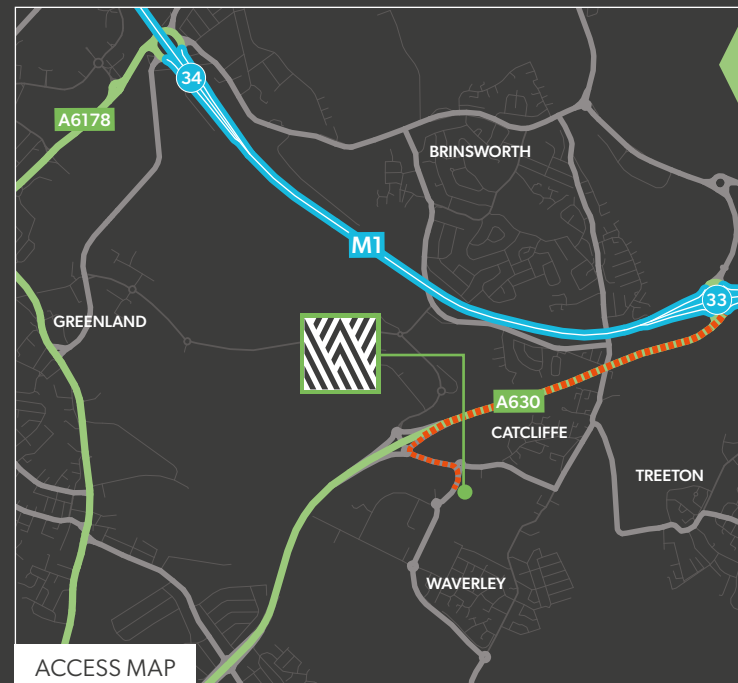


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REGIONAL MAP



ACCESS MAP

## CONTACT & FURTHER INFORMATION

For further information and to arrange a viewing, please contact one of the joint selling agents.

  
Sheffield  
0114 272 9750  
London  
0207 861 5374  
KnightFrank.co.uk

**Rebecca Schofield**  
07776 172 123  
Rebecca.Schofield@knightfrank.com

**Richard Petyt**  
07950 694 524  
Richard.Petyt@knightfrank.com

[highfieldatwaverley.co.uk](http://highfieldatwaverley.co.uk)

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