

sM¹ithywood

Business Park Sheffield
Cowley Hill S35 1QP

FOR SALE

EMPLOYMENT LAND

IMMEDIATELY ADJACENT TO J35 M1

PLOTS OF 0.56 – 6 ACRES

MAY CONSIDER BUILD TO SUIT

40,000 - 100,000 SQ FT (3,716 - 9,290 SQ M)

J35

M1





Smithywood Business Park Sheffield

- Smithywood Business Park is a 50 acre (20 hectare) business park located immediately adjacent to J35 M1.
- The site has been hugely successful and is home to occupiers including DPD, Cutting and Wear, Advanced Supply Chain, Wassenburg and Yorkshire Water.
- The site is fully serviced with a number of development plots available.
- The development plots are offered for sale alternatively the client may consider build to suit for end occupiers of 40 – 100,000 sq ft.

APPROXIMATE PLOT AREAS	ACRES	HECTARES
B	6	2.42
C2	2.82	1.14
E	1.2	0.49
F	0.92	0.37
G	0.56	0.23
TOTAL	11.5	4.65

Tenure

The sites are to be sold Freehold

Terms

Offers are sought for the freehold interest in the land

Alternatively, the client may consider build to suit for end occupiers of 40 – 100,000 sq ft.

Planning

The site has the benefit of outline planning permission for:

Class B2 (General Industrial),
Class B8 (Storage or Distribution)
Class E (Commercial and Business Uses)

Data Room

Access to a data room is available upon request

Legal Costs

Each party to bear their own legal costs incurred in any transaction

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable

Anti Money Laundering

The purchaser will be required to satisfy AML requirements

Services

All mains services are available to site



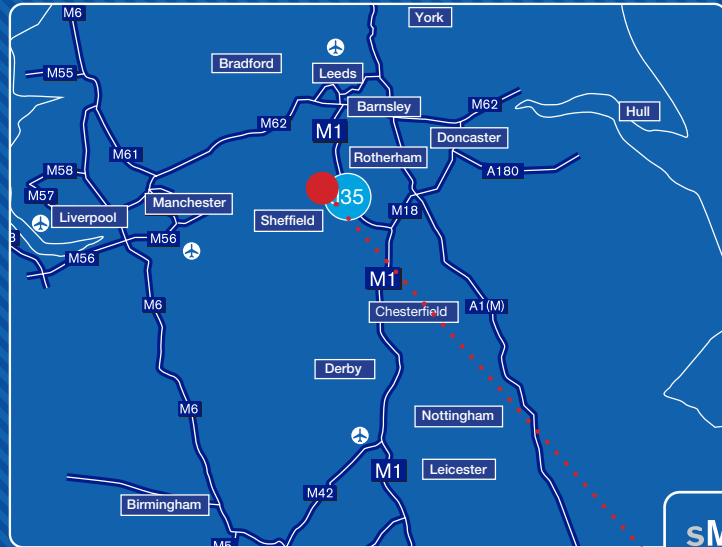
READY FOR IMMEDIATE DEVELOPMENT

LOCATION

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 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



DISTANCES

	MILES
M1 J35	→.5
CHAPELTOWN STATION	→ 1
MEADOWHALL	→ 4
SHEFFIELD	→ 5
LEEDS	→ 28
LEEDS/BRADFORD AIRPORT	→ 37
MANCHESTER	→ 38
MANCHESTER AIRPORT	→ 43
EAST MIDLANDS AIRPORT	→ 53
HULL PORTS	→ 66
IMMINGHAM PORT	→ 68
LONDON	→ 167

Viewing: Contact Joint Sole Agents



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A development by:



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[Particulars dated [March 2024]. Photographs and videos dated [March 2024].]

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