

To Let / For Sale

0.42 acres – 3 acres

# attercliffe<sup>+</sup> common

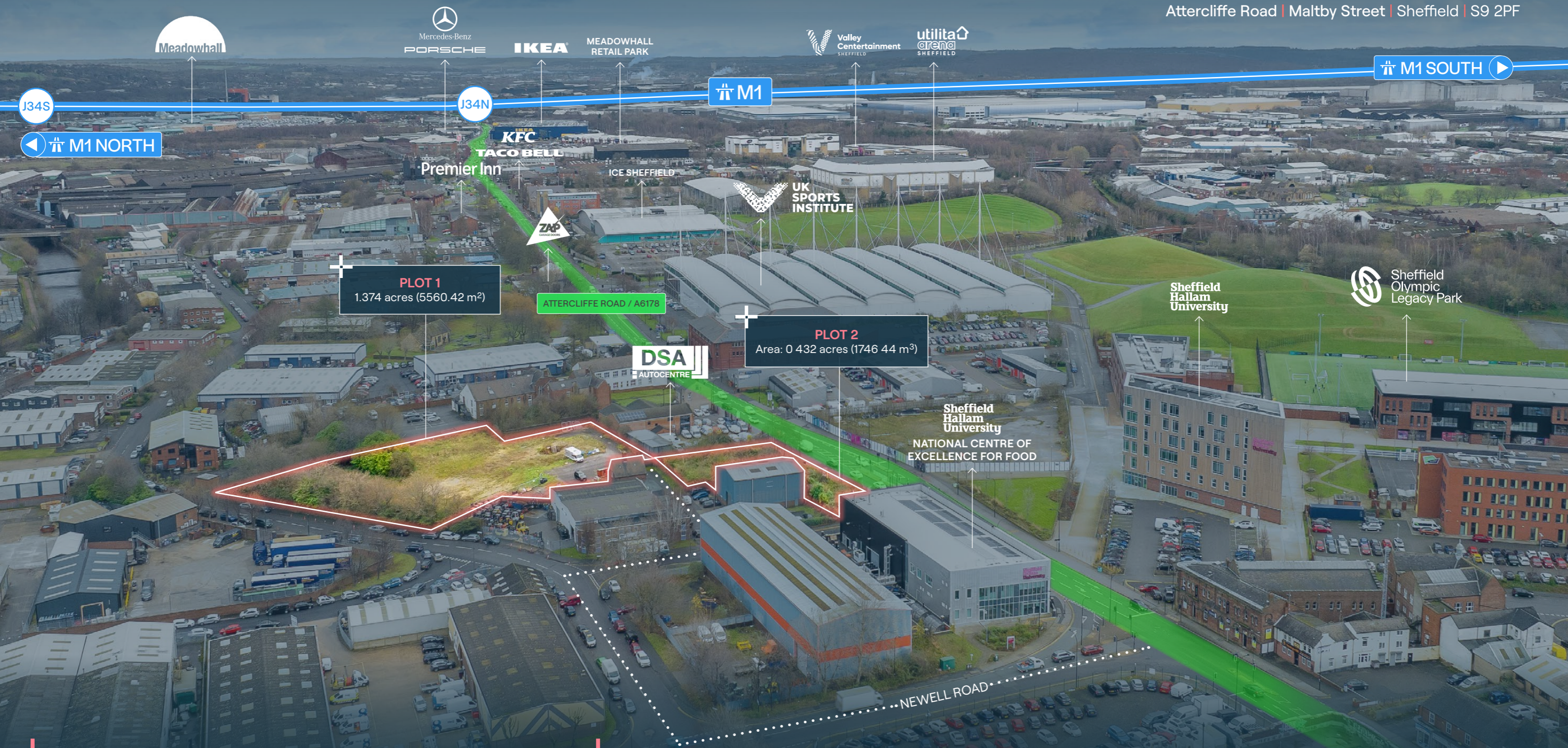
Sheffield / J34 M1



**Build to Suit Opportunities / Land Opportunities**

Suitable for a wide variety of uses subject to planning including industrial and warehousing, roadside, trade, leisure, hotel





**PLOT 1**  
1.374 acres (5560.42 m<sup>2</sup>)

ATTERCLIFFE ROAD / A6178

**PLOT 2**  
Area: 0.432 acres (1746.44 m<sup>3</sup>)

**DSA**  
AUTOCENTRE

Sheffield Hallam University  
NATIONAL CENTRE OF EXCELLENCE FOR FOOD



**DESCRIPTION**

The available development sites are available as a whole or consideration maybe given to offering part.

Given the location of the site, the opportunity could suit industrial and warehousing occupiers, roadside or trade occupiers, leisure facilities or hotel (subject to planning).

Further, our client may consider build to suit opportunities on the site, to suit occupier's specific requirements. We would welcome the opportunity to discuss occupiers requirements further to explore how they could be accommodated on site.

The plots shown are immediately available. Our client has additional ownerships in the area and can offer up to 3 acres.



**LOCATION**

The site is located fronting Attercliffe Road, close to the junction Newhall Road, in the established Don Valley area of Sheffield.

The surrounding area is an established commercial location, home to a mixture of industrial, road side and leisure operators, including Sheffield Hallam University's National Centre of Excellence for Food, English Institute of Sport Sheffield, Ice Sheffield, Premier Inn, Northside Truck and Van Dealership and Zap Garage Doors.

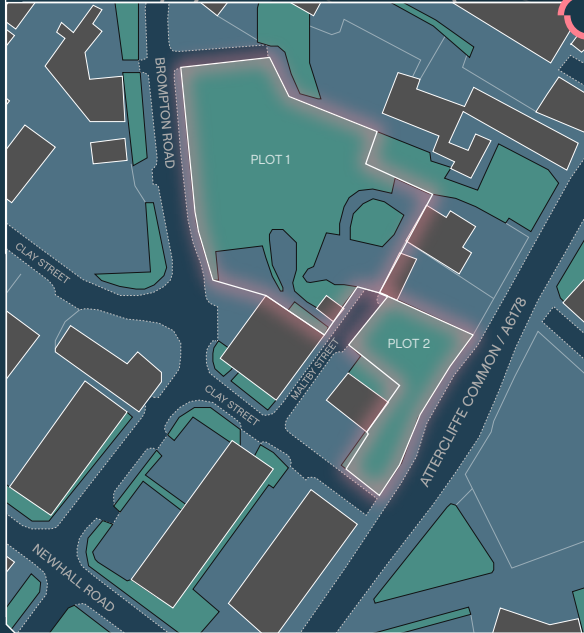
Directly opposite the site is Sheffield Olympic Legacy Park

Attercliffe Road (A6178) is the main arterial route into Sheffield City Centre, approximately 2 miles South West, Junction 34 of the M1 Motorway is approximately 1.5 miles to the North East. Meadowhall, Meadowhall Retail Park, Ikea and Sheffield Arena are within easy reach.

**attercliffe<sup>+</sup>  
common**



# attercliffe<sup>+</sup> common



## DEMOGRAPHICS

Attercliffe Common is situated in the Don Valley area of Sheffield providing a large and immediately accessible labour supply with excellent private & public Transport connectivity and wider time demographics.



**585,000**  
population



**230,000+**  
households



**31,257**  
vehicles passing on  
Attercliffe Rd

Annual Average Daily Flow 2022



**1.5 million**  
potential employees  
within 30 mins



**75%**  
of the UK population  
within 4.5 hours

Source:  
Nomis, Department for Transport  
(Road Traffic Statistics)

## TERMS

Land and build to suit opportunities are available to let / for sale, subject to terms and covenant.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## AML

The tenant / purchaser will be required to satisfy AML requirements.

## VAT

All figures quoted are subject to vat where applicable.



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