

Catalyst

Sheffield



UNIT 2

A HIGHLY PROMINENT INDUSTRIAL &
WAREHOUSE DEVELOPMENT
91,923 SQ FT

AVAILABLE NOW



CATALYST J33 M1, SHEFFIELD BUSINESS PARK, CATALYST WAY, CATCLIFFE, ROTHERHAM, S9 1XZ



UNIT 2

SHEFFIELD ADVANCED
MANUFACTURING PARK

ROLLS
ROYCE

SHEFFIELD
CITY CENTRE

SHEFFIELD
PARKWAY

J33 M1

MORRISONS

COSTA

SHEFFIELD
PARKWAY

JLA

CONSENTINO

UNIT 4

MERCURE
HOTEL

UNIT 5

BOEING
SHEFFIELD

SHEFFIELD
BUSINESS PARK

FACTORY
2050

CAR
SHOP

M1

AN INNOVATIVE URBAN LOGISTICS DEVELOPMENT

Benefitting from highly prominent, extensive frontage onto Sheffield Parkway (A630), the development benefits from a high-class specification.

The premises provide the following gross internal areas;

UNIT 2	SQ FT		
Warehouse	85,225	Yard depth	45M
FF Office	3,220	Car parking	86
SF Office	3,478	Level doors	2
TOTAL GIA	91,923	Dock doors	8
		Power supply	500kVa
		Floor Loading	50KN/M2

15M MINIMUM EAVES

Provides 14% more VNA pallet spaces and 22% more wide aisle pallet spaces compared to an equivalent building of 12.5m eaves.



15M MINIMUM EAVES HEIGHT



15,392 VNA PALLET SPACES



11,402 WIDE AISLE PALLET SPACES



CYCLE SHELTERS



PIR CONTROLLED LED LIGHTING TO OFFICES



ROOFTOP SOLAR PV



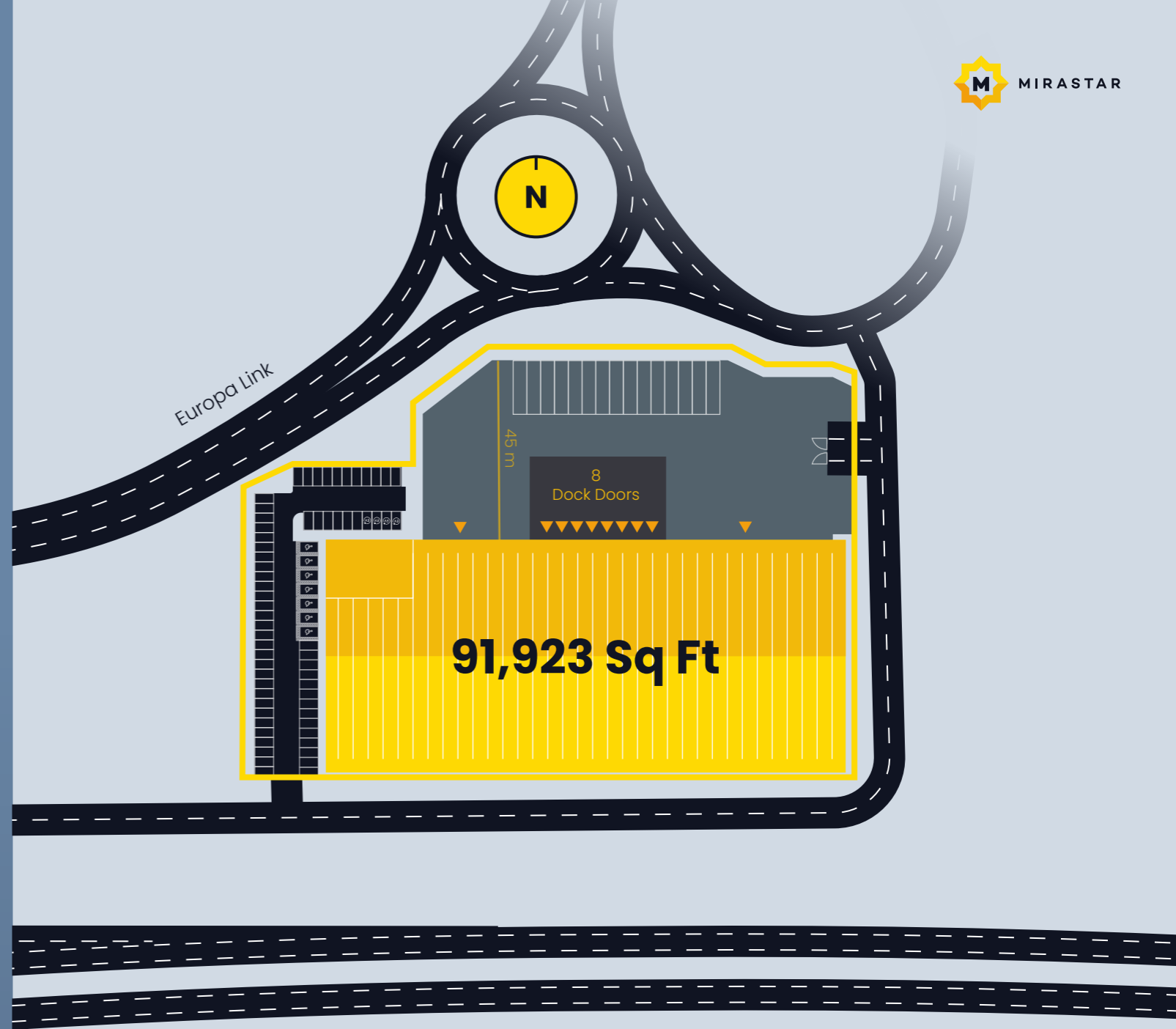
EPC RATING 'A'



BREEAM 'VERY GOOD'



EV CHARGING



A630 / SHEFFIELD PARKWAY



MECHANICALLY VENTILATED HEATING AND COOLING



3-PHASE POWER SUPPLY (500 kva)



45M YARD DEPTH



2 LEVEL LOADING DOORS / 8 DOCK LEVEL LOADING DOORS



SECURE SERVICE YARDS



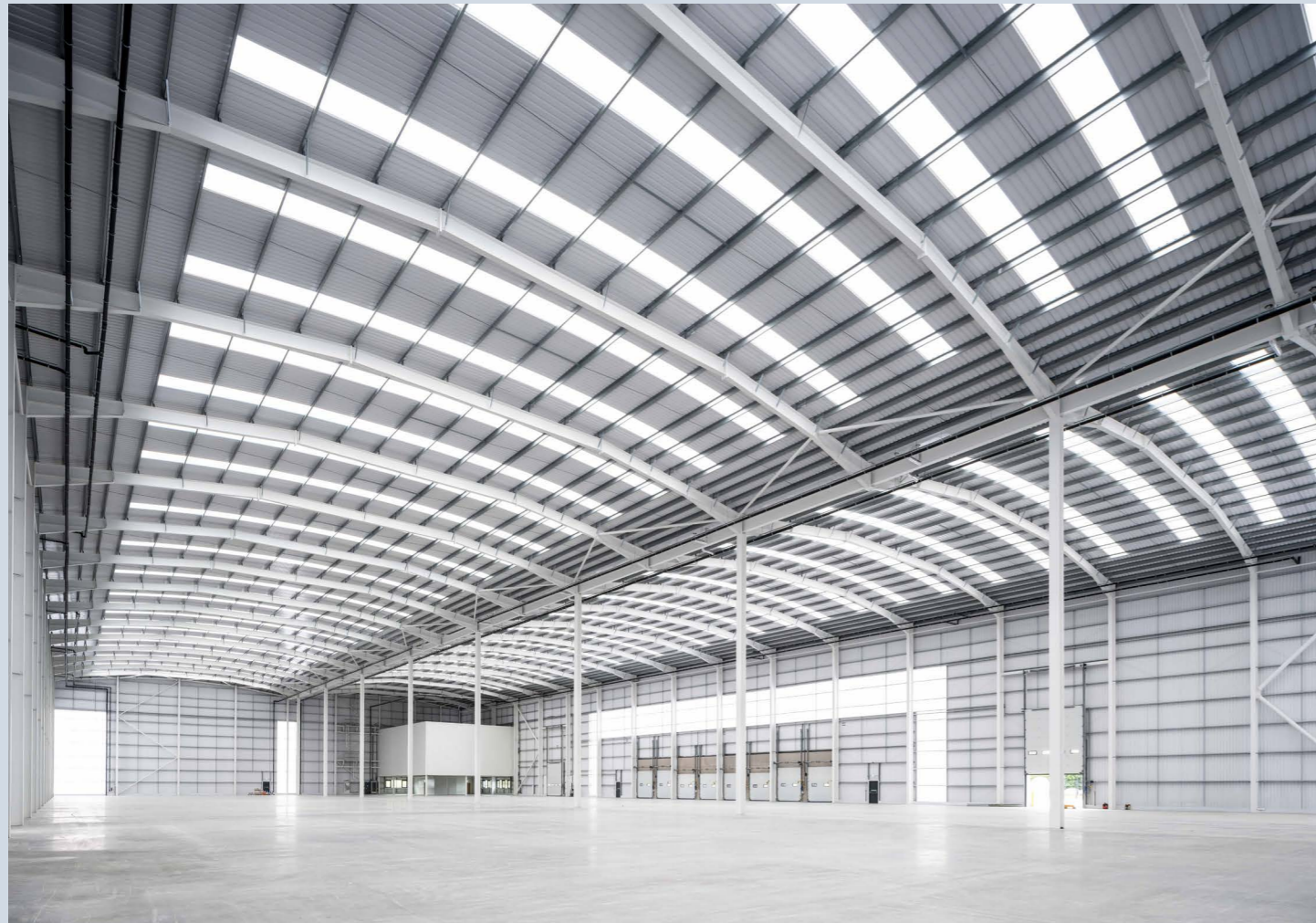
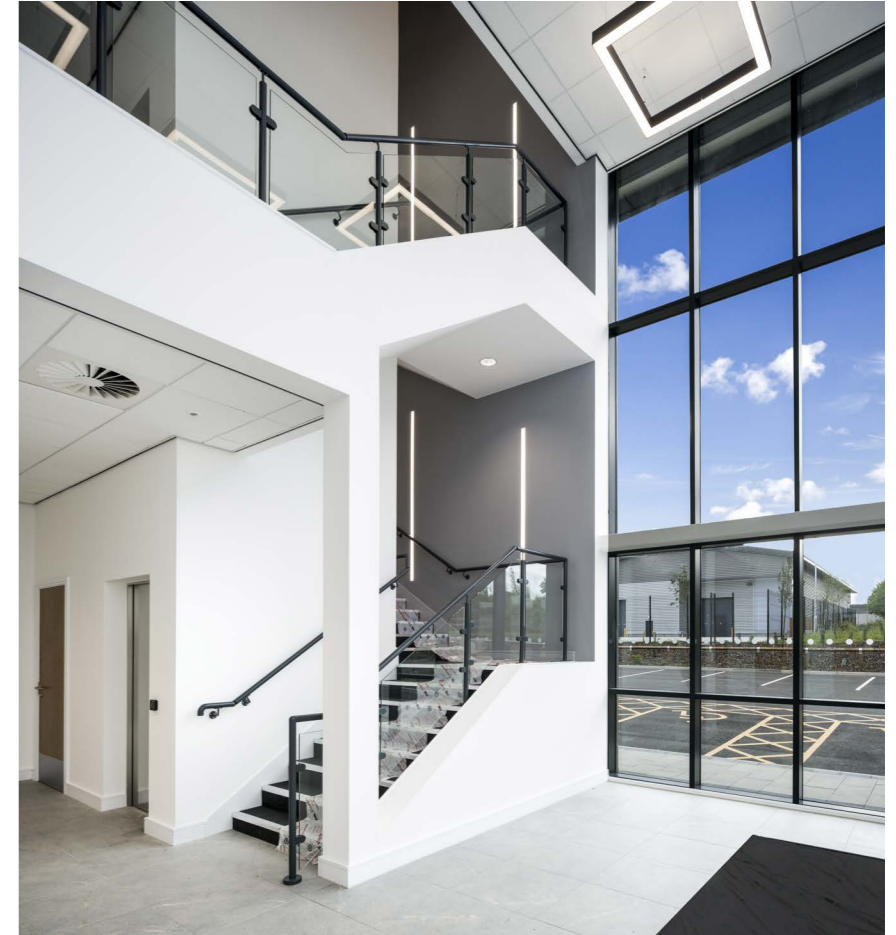
50KN PER SQ M FLOOR LOADING CAPACITY



TWO-STOREY FITTED OFFICES



24-HOUR ACCESS



A STRATEGIC DISTRIBUTION AND MANUFACTURING LOCATION

Catalyst is strategically situated immediately off Junction 33 of the M1 Motorway. The scheme is at the heart of the regions distribution and manufacturing location and benefits from access to Junction 33 of the M1 Motorway (3 minutes), the M18 Motorway (5 miles) and Sheffield City Centre (6 miles).

The development sits in a prime central UK position which allows occupiers to have unfettered access into the North-West, North-East, Yorkshire and Midlands markets all within a 2 hour drive time via the M1, M62, M18 and A1(M) Motorways.



Over 477,000 people within 5 mile radius of site



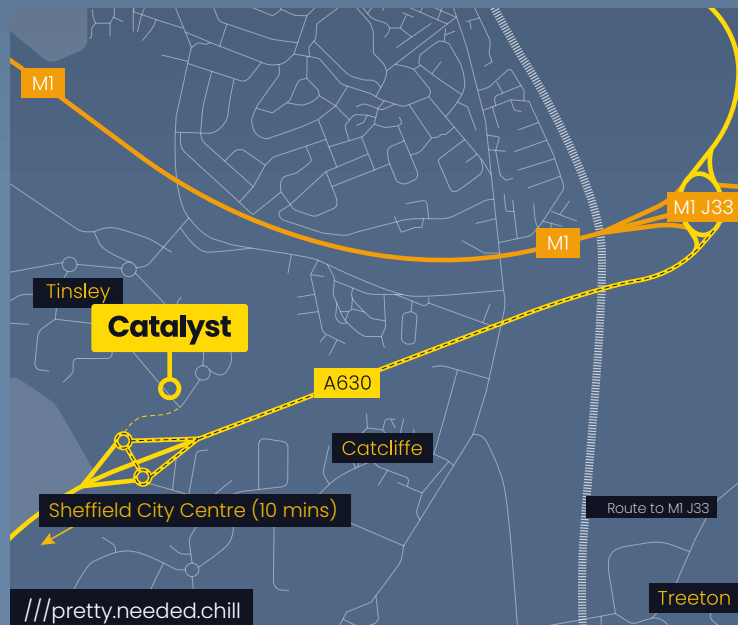
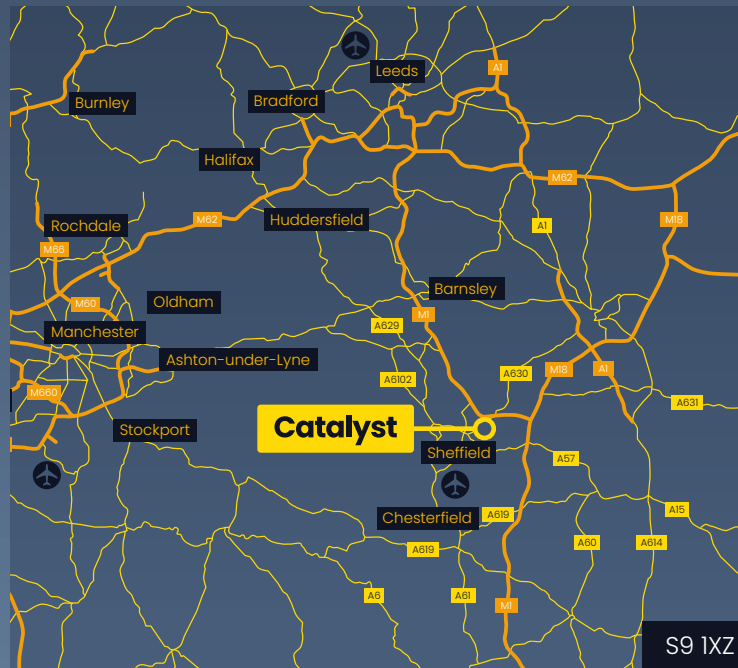
30% of the Sheffield workforce is under 30 years old



65% of the UK population can be reached within 4.5 hours

Car	Miles	Mins	Train	Miles	Mins
Sheffield	4	12	Meadowhall Interchange	3.5	9
Rotherham	4.9	10			
Leeds	27	40	Sheffield	5.5	10
Manchester	40	65	Doncaster	18	27

Air	Miles	Mins	Port	Miles	Mins
Leeds Bradford	33	50	Immingham	62	70
Manchester	42	65	Hull Humber	65	65
East Midlands	49	65	Liverpool	90.5	110



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