Catalyst
Sheffield

MIRASTAR

UNIT 4

DETACHED, SECURED AND HIGHLY PROMINENT
INDUSTRIAL & WAREHOUSE FACILITY
28,310 SQ FT

LAST REMAINING UNIT - AVAILABLE NOW

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

MIRASTAR

UNIT 4

ADVANCED MANUFACTURING PARK

ROLLS – ROYCE

SHEFFIELD CITY CENTRE

SHEFFIELD PARKWAY

MORRISONS

COSTA

J33 M1

SHEFFIELD PARKWAY

JLA

OCTOPUS ENERGY

CONSENTINO

MERCURE HOTEL

SOLUS

BOEING SHEFFIELD

SHEFFIELD BUSINESS PARK

FACTORY 2050

CAR SHOP

M1

MIRASTAR

UNIT 4 RECEPTION ENTRANCE
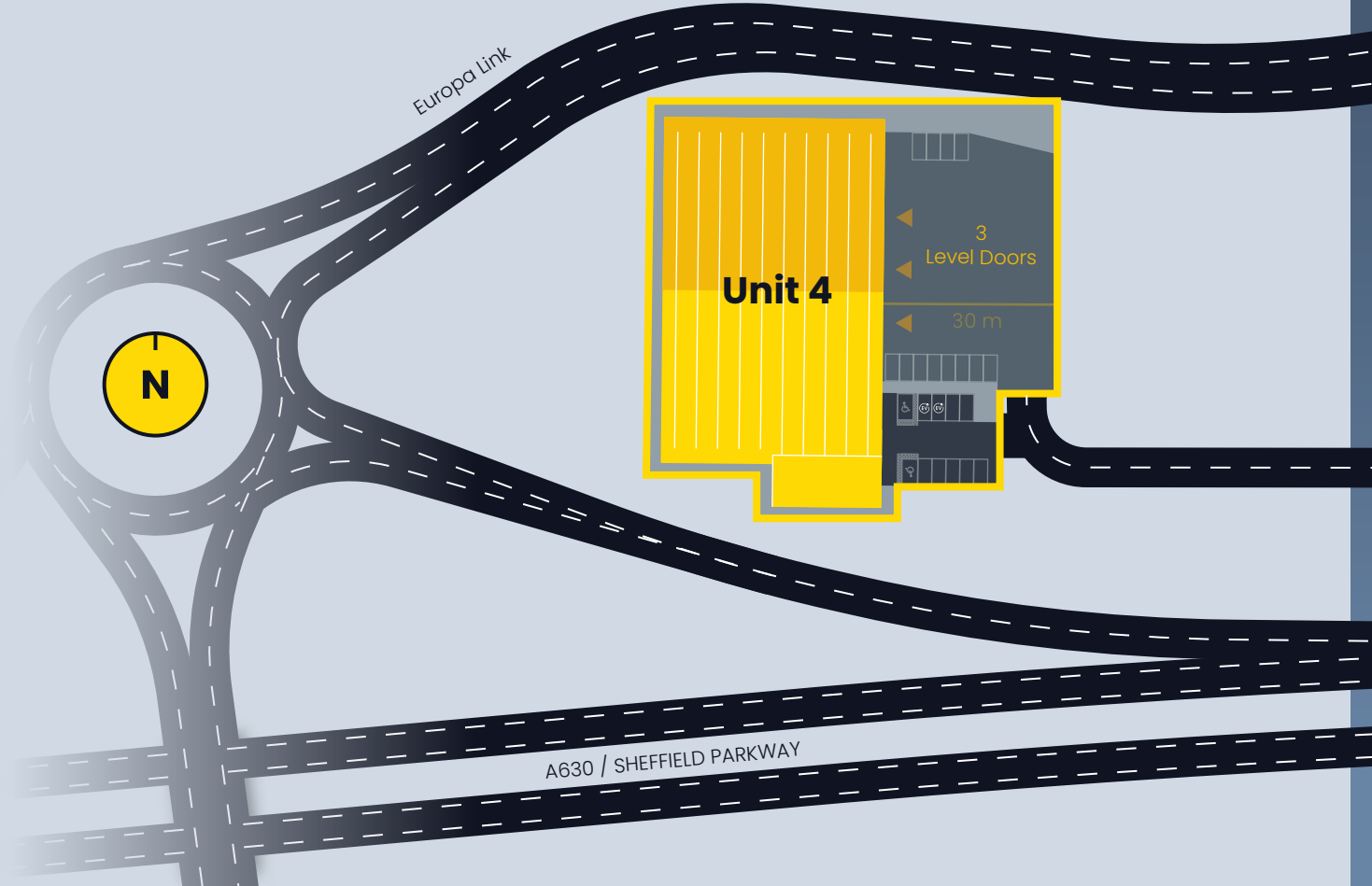
UNIT 4 OFFICE / BOARDROOM

UNIT 4

UNIT 4 WAREHOUSE

UNIT 4 SECURE YARD

MIRASTAR

UNIT 4
28,310 SQ FT

The premises provide the following gross internal floor areas;

UNIT 4	SQ FT
Warehouse	25,533
GF Core	813
FF Office	1,964
TOTAL GIA	28,310
Yard depth	30M
Car parking	23
Eaves height	8M
Level doors	3
Power supply	150kVa
Floor Loading	40KN/M2

Europa Link

N

Unit 4

3 Level Doors

30 m

A630 / SHEFFIELD PARKWAY

EPC RATING 'A'

BREEAM 'VERY GOOD'

PIR CONTROLLED LED LIGHTING TO OFFICES

2 EV CHARGING

3 LEVEL LOADING DOORS

FITTED OFFICES

MECHANICALLY VENTILATED HEATING AND COOLING

150 KVA POWER SUPPLY

40KN PER SQ M FLOOR LOADING CAPACITY

24-HOUR ACCESS

8M EAVES HEIGHT

30M YARD DEPTH

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.
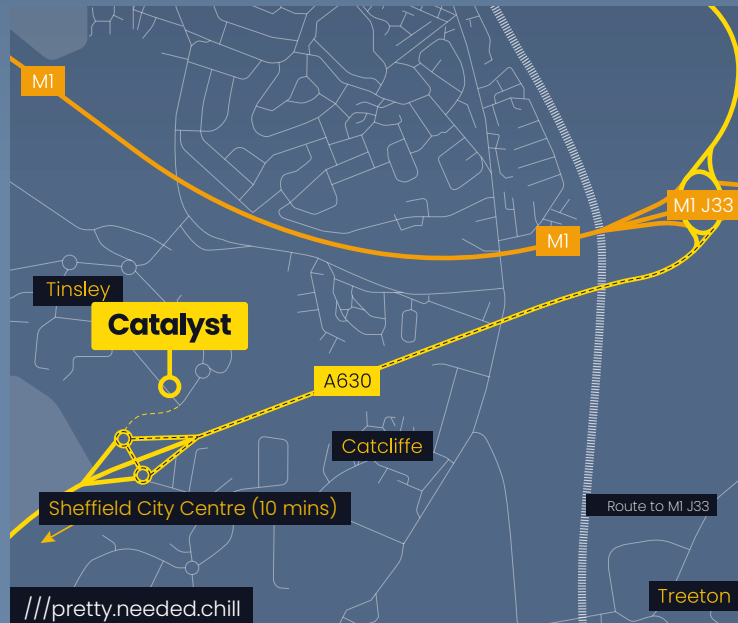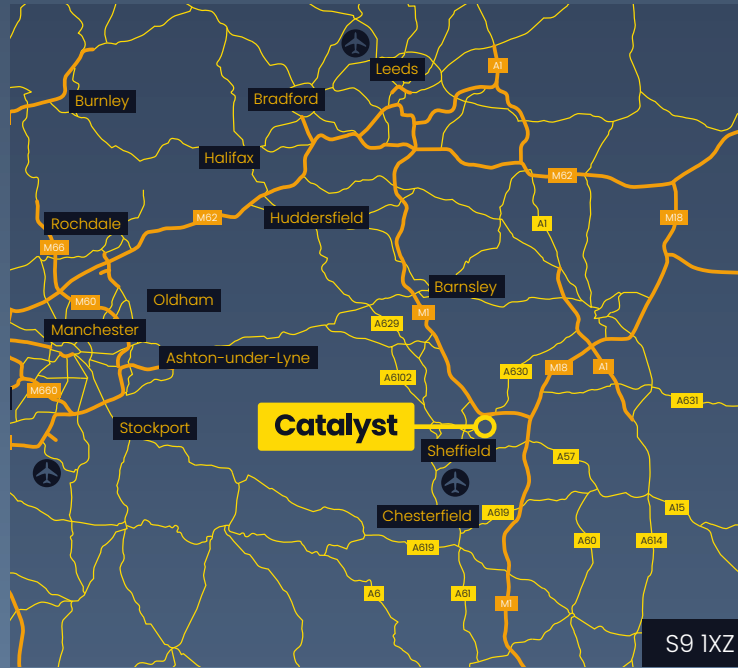
Over 477,000 people within 5 mile radius of site

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
Sheffield	4	12
Rotherham	4.9	10
Leeds	27	40
Manchester	40	65

Air	Miles	Mins
Leeds Bradford	33	50
Manchester	42	65
East Midlands	49	65

Train	Miles	Mins
Meadowhall Interchange	3.5	9
Sheffield	5.5	10
Doncaster	18	27

Port	Miles	Mins
Immingham	62	70
Hull Humber	65	65
Liverpool	90.5	110

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Map labels: Burnley, Leeds, Bradford, Halifax, Rochdale, Huddersfield, M62, M18, Oldham, Barnsley, A629, A1, Manchester, Ashton-under-Lyne, A6102, A630, M18, A57, A619, A631, A60, A614, A15, Catalyst, Sheffield, Chesterfield, A619, A6, A61, M1, M60, M66, M660, S9 1XZ

Second map labels: M1, M1 J33, M1, Tinsley, Catalyst, A630, Catcliffe, Route to M1 J33, Sheffield City Centre (10 mins), Treeton, ///pretty.needed.chill

MIRASTAR

Knight Frank
Sheffield
0114 272 9750
KnightFrank.co.uk

Rebecca Schofield
rebecca.schofield@knightfrank.com
07776 172 123

M1 AGENCY
0113 487 3337
0115 896 0461

James Keeton
james.keeton@m1agency.co.uk
07812 250 857

Henry Watson
henry.watson@m1agency.co.uk
07951 267 446

Toby Wilson
toby.wilson@m1agency.co.uk
07500 926 727

GV &Co
gvproperty.co.uk
0113 245 6000

Paul Mack
paul@gvproperty.co.uk
07921 933 636

Daniel Walker
daniel@gvproperty.co.uk
07920 151 117