

Industrial | Hybrid | Office

Sheffield  
Business  
Park

# zone 6 sheffield business park

Junction 33 & 34 | M1



to M1 J33 ↗

Development opportunities **5.64 acres**

Europe Link

Shepcote Lane

← to M1 J34

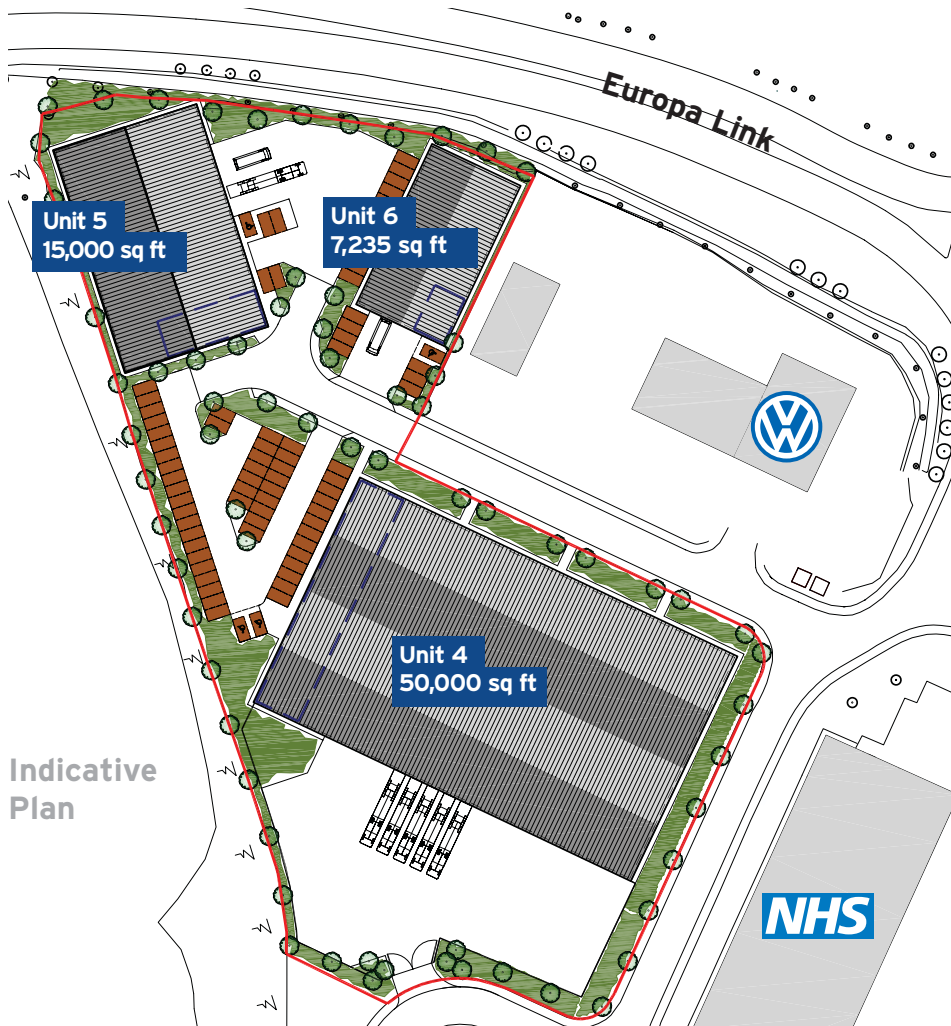
## Sheffield Business Park

**Sheffield Business Park** is one of Yorkshire's largest business parks, with over 200 acres, the site offers an established HQ business environment with approximately 600,000 sqft (55,762 sq m) already built and occupied, and with consent to develop a further 903,560 sq ft (83,943 sqm) of mixed use accommodation for Phase 2.

The park is an established quality destination, with a diverse range of occupiers, including Fujitsu Siemens, South Yorkshire Police, Stanley UK and HSBC. Zone 6 is home to the NHS Ambulance Fleet Management Service, VW Gilders Van Centre and DBL Logistics.

**Zone 6** is located at the western end of Phase 1 of Sheffield Business Park, just 2 minutes from Junction 34 of the M1 motorway, and has almost 6 acres of development land available for design and build opportunities, capable of providing individual units of up to 50,000 sq ft (4,645 sq.m).





## Design and Build

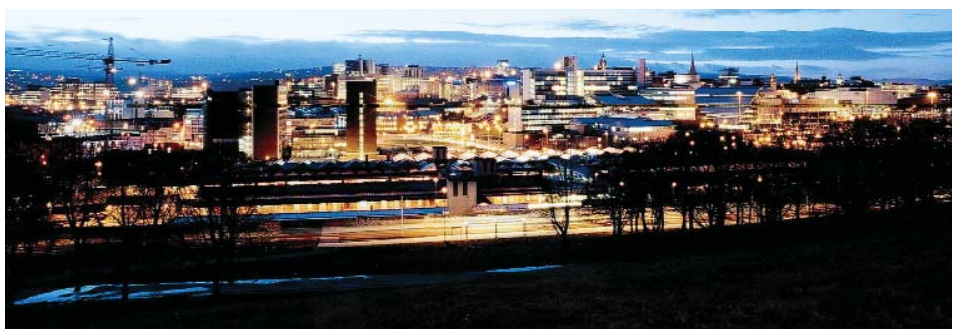
We can offer you a bespoke, tailor made package to suit the individual requirements of your business.

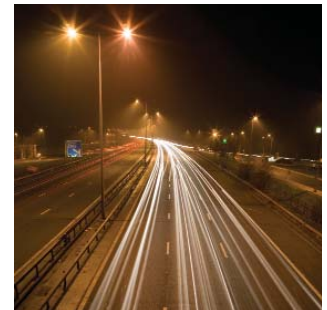
- Bespoke design
- Flexible office content
- Expansion potential
- Generous yard space
- Quality image
- Good access / location



## Sheffield

- Principle commercial centre in South Yorkshire
- England's fourth largest city
- Population in excess of 530,000
- 2 Universities attracting more than 50,000 students
- One of the safest cities in the UK
- England's greenest city
- Strong cultural heritage
- Fantastic leisure, sporting and shopping facilities





For further information telephone  
**0114 296 0000**  
[www.sheffieldbusinesspark.co.uk](http://www.sheffieldbusinesspark.co.uk)  
 Sat Nav Ref - S9 1XZ

**From the M1 Motorway** - Leave the M1 Motorway at Junction 33 and head towards Sheffield City Centre via the A630 (Sheffield Parkway). Exit at the first junction following directions for Sheffield Business Park. Continue on Europa Link until you get to the sixth roundabout. Turn left into zone 6 (Europa Close) where you will find VW Gilder Van Centre & NHS Ambulance Fleet Management.

For the virtual tour of SBP go to:  
[www.sheffieldbusinesspark.co.uk](http://www.sheffieldbusinesspark.co.uk)

**Project Part Financed by European Union**



European Regional Development Fund  
 Through the  
 Objective 1 Programme South Yorkshire



A joint venture with



**Junction 33 & 34 | M1**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or CBRE Agency in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP or CBRE nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.