

FOR SALE / TO LET

FINAL 15 ACRES AVAILABLE

- ⦿ AVAILABLE FOR INDUSTRIAL & MANUFACTURING USE
- ⦿ LOCATED IN THE HEART OF THE SHEFFIELD CITY REGION



ADVANCED
MANUFACTURING
PARK



J33 M1
Whittle Way, Rotherham S60 5BL

/// JUKEBOX.GUMS.GRAB

Harworth

A flagship scheme

Home to some of the world's biggest manufacturers

The Advanced Manufacturing Park (AMP) is Harworth's flagship development and is home to some of the world's biggest employers and renowned institutions including Rolls-Royce, Boeing, McLaren Automotive, UK Atomic Energy Authority and Danieli.

The AMP sits within the Advanced Manufacturing & Innovation District (AMID) located within the Sheffield City Region, which provides support for companies involved in the high-end manufacturing and engineering sectors. The aim of the AMID is to create a new centre of excellence targeting collaboration between occupiers within the district.

It is also anchored by the world-renowned University of Sheffield Advanced Manufacturing Research Centre (AMRC).

There are now over 2,500 people employed at the AMP with around 4,000 expected once the site is fully developed out.

Over 1.7m sq ft has been constructed (or is under construction) to date at the AMP with c.250,000 sq ft remaining that can be accommodated across 3 plots.



You're in good company

OLIVE LANE
WAYERLEY
New urban centre development

University of Sheffield / **AMRC**
Advanced Manufacturing Research Centre

XEROS TECHNOLOGY GROUP

TWI

LIEBHERR

R-EVOLUTION PHASE 4
Available now

Remaining development land

University of Sheffield / **AMRC**
Advanced Manufacturing Research Centre

BOEING

ROLLS ROYCE

SARCLAD
TECHNOLOGY FOR THE METALS INDUSTRY

Insight

NUCLEAR AMRC

University of Sheffield / **AMRC**
Advanced Manufacturing Research Centre

SEP
SAFETY ENGINEERING PRODUCTS

Remaining development land

NIKKEN

Bodycote

UK Atomic Energy Authority

SBD

X-Cel Superturn
Quality. Integrity. Experience

BRITISH STEEL

METALYSIS

SPENDOR

McLaren

TECHNICUT
INDUSTRIAL SUPPLY INC.

Remaining development land

M1 J33

DANIELI

Sheffield Parkway

Sheffield Centre

Site Plan

and build to suit opportunities

There is up to 15 acres of land remaining, which is able to accommodate occupiers requirements on a build to suit basis. We are able to offer units from 15,000 sq ft to 180,000 sq ft. Although the indicative masterplan below shows the largest unit at 66,675 sq ft, Units 1A, 1B, 6 and 7 could be combined to allow for a single larger unit. Therefore, bespoke requirements can be accommodated.

Accommodation	sq ft	sq m
UNIT 1A	31,500	2,9526.5
UNIT 1B	66,150	6,146
UNIT 5	66,675	6,194.3
UNIT 6	23,350	2,633.8
UNIT 7	15,000	1,393.5
UNIT 10	22,000	2,043.9

Figures are approximate gross internal areas.

Freehold sale build to suit opportunities may also be considered.



Sustainability

Building for the future

Every Harworth development performs beyond statutory efficiency and consumption requirements.

The latest low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.



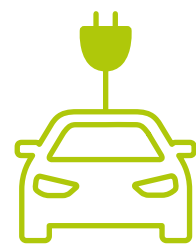
BREEAM
'Very Good'



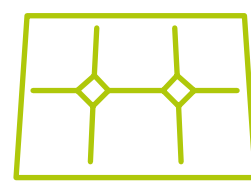
Target Net Zero



EPC A



EV charging points



PV panels



LED lighting



Ready for net zero carbon in operation, contributing to your net zero journey



Roof mounted photovoltaic array providing up to 100% power to the office space



Building structure ready to accommodate photovoltaic array up to 100% of roof area



Over 12% roof lights, reducing daytime lighting energy costs



LED lighting as standard to minimise energy usage and reduce emissions



High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices



Water conserving sanitaryware



Water leak detection to save water costs via pipe bursts



Sustainable drainage to manage water quality and protect local watercourses



EV charge points



Use of locally sourced recycled and natural products where possible



Construction waste minimised by recycling, reducing road miles and land fill

The Waverley Story

In addition to the development of the AMP, Harworth is also delivering the rest of the wider Waverley site. Together with the AMP, the site totals 740 acres and will deliver over 2m sq ft of employment space, a local retail heart, up to 3,000 new homes, a new primary school and 300 acres of green spaces and lakes.

The new retail heart will provide new facilities for the area including bars, restaurants and shops plus a medical centre and community space.

There are already over 1,700 homes occupied providing a range of house types to cater for local people and employees on the AMP.

The green spaces include two large lakes and an extensive network of cycle lanes and trails to promote wellbeing and sustainability.

Harworth is also working with adjoining landowners, Rotherham Council, South Yorkshire Mayoral Combined Authority and SYPTE to promote and design a new railway station on the edge of the AMP, utilising the existing Sheffield to Lincoln line to support worker and resident movements away from the car.



About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 14,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: [harworthgroup.com](https://www.harworthgroup.com)

c14,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.8BN

POTENTIAL
GVA UPLIFT

37.7M

SQ FT OF
POTENTIAL
I&L SPACE



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Whittle Way,
Rotherham S60 5BL

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To arrange a viewing, please contact:



TIM POWNER

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With only 15 acres remaining at the AMP, we are proud of the successful previous phases which have attracted world-class occupiers. We look forward to welcoming you for a viewing.

Tim Powner
Senior Asset Manager

harworthgroup.com

Misrepresentation Act: Knight Frank for themselves and for the vendors or lessors of this property, whose agents they are give notice that:
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b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Knight Frank has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. January 2025 - 05916-03 Thinkbdw.



ADVANCED
MANUFACTURING
PARK



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Harworth