



To Let - Available Now

High Quality Industrial
/ Manufacturing / Business Unit

Unit 14 - 2,420 Sq Ft

Whittle Way, Rotherham S60 5BL

/// Detail.Sheep.Couch



ADVANCED
MANUFACTURING
PARK



WESTBROOK PROPERTY
GROUP

A large, teal, stylized starburst icon at the top of the page, identical to the one in the main logo.

evolution
ADVANCED MANUFACTURING PARK



About The AMP

Evolution forms part of the AMP with units designed to offer modern flexible business space targeting companies seeking to relocate to the prestigious Advanced Manufacturing Park.

The Advanced Manufacturing Park (AMP) is the UK's premier advanced manufacturing technology park, providing world-class advanced manufacturing and technology solutions, and is home to manufacturers including Rolls-Royce, Boeing and McLaren Automotive. 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.

Nearby Olive Lane provides a range of amenities including cafés, restaurants and convenience retail, with occupiers such as Starbucks, Asda Express and local dining options serving the growing Waverley and AMP community.





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CASTINGS TECHNOLOGY

Marriott
HOTELS · RESORTS · SUITES

ROLLS
ROYCE

AMRC
Advanced Manufacturing
Research Centre

UK Atomic
Energy
Authority

Insight

SBD

X-Cel Group
Quality, Integrity, Experience

DANIELI

University of
Sheffield / AMRC
Advanced Manufacturing
Research Centre

WAVERLEY
OLIVE LANE

McLaren

18p

TECHNICUT

← M1, J33
5 Mins | 2 Miles

M1

A630

SHEFFIELD PARKWAY

A630

SHEFFIELD PARKWAY

← Leeds
40 Mins | 35 Miles

Sheffield →
13 Mins | 6 Miles



Work, Live and Play

The Advanced Manufacturing Park is uniquely positioned with everything an occupier could wish for with the following being on their doorstep...

- Waverley Development - 3,000 new homes (8,000 residents) and a new Primary School <https://www.wearewaverley.com/homes/>
- Olive Lane Urban Centre - Medical Centre, Nursery, Tesco Express, Veterinary Practice, Restaurants and Bars <https://www.wearewaverley.com/olive-lane/>
- 300 acres of Green Open Space <https://www.wearewaverley.com/living/>
- AMP Technology Centre - Cafe, Conference and Training Facilities <https://amptechnologycentre.co.uk/>
- Courtyard Marriott Hotel <https://www.marriott.com/en-us/hotels/dsacy-courtyard-sheffield/overview/>
- Catcliffe Shopping Centre - Morrisons Supermarket with Petrol Filling Station, Boundary Mill Outlet and Costa Coffee



Technology Centre



Olive Lane Retail



Courtyard Marriott Hotel



Residential Area



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- Zones**
- Residential
 - Olive Lane
 - School
 - AMP
 - Country Park

Amenities

| | | | |
|---|--|----|----------------------------------|
| 1 | Little Olives Day Nursery | 8 | Advanced Manufacturing Park |
| 2 | Olive Lane Shopping, Cafes and Community Hub | 9 | Courtyard Marriott Hotel |
| 3 | Waverley Junior Academy | 10 | Whitbys Restaurant |
| 4 | Highwall Park | 11 | Cranton & Moore Appliance Centre |
| 5 | Central Park | 12 | The Winter Green Pub |
| 6 | Country Park | 13 | Bike Track |
| 7 | Waverley Business Park | | |

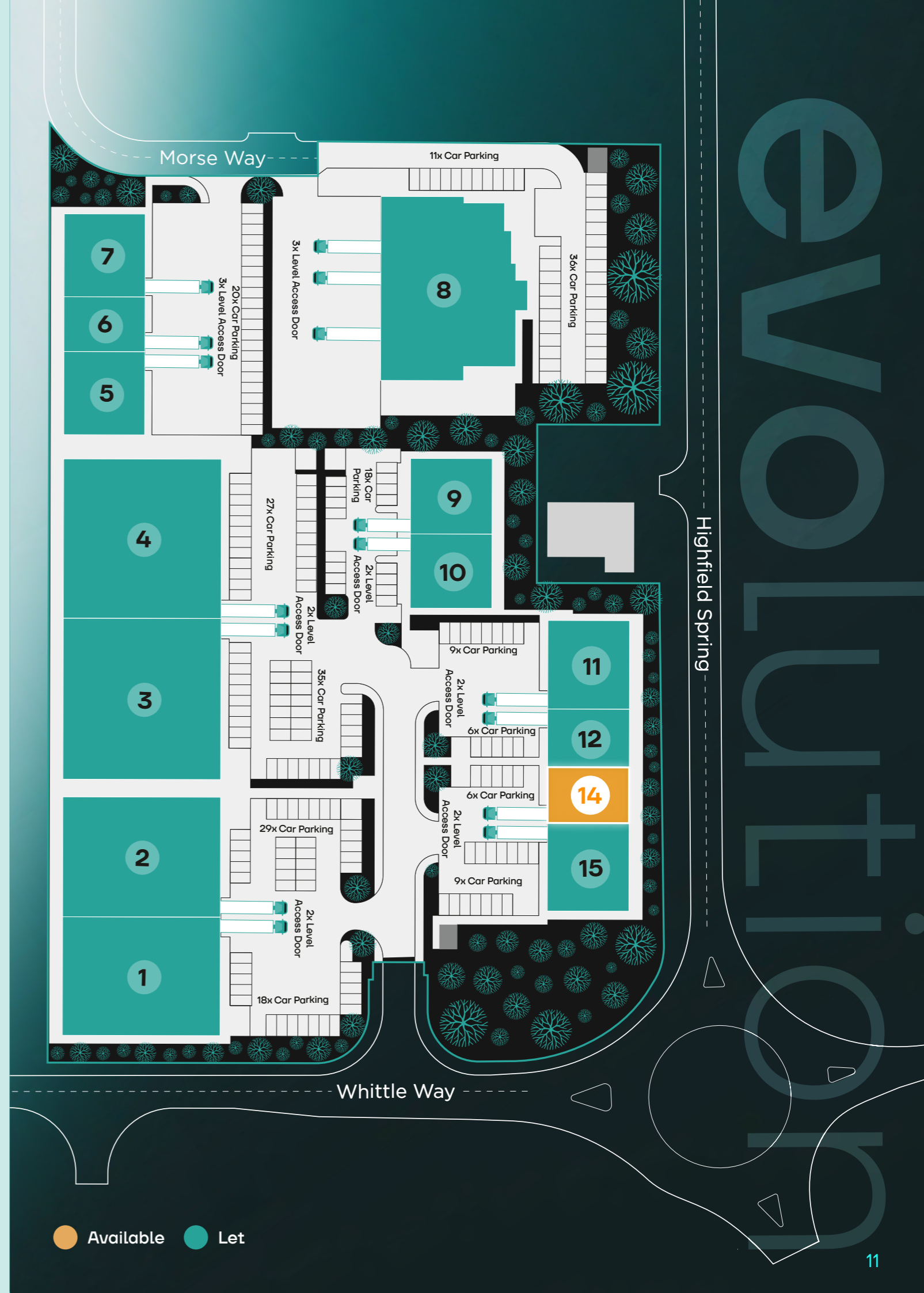


Evolution at AMP

Site Layout & Availability

Evolution comprises 13 high quality industrial / business units ranging from 2,420 sq. ft to 19,345 sq. ft. See below table for details of current availability.

| Unit No. | Sq Ft (GIA) | Occupied By |
|----------|-------------|--------------------------------|
| 1 | 10,049 | Hydramatic Source & Supply Ltd |
| 2 | 10,051 | Xeros Ltd |
| 3 | 13,551 | Sarclad Ltd |
| 4 | 13,566 | Sarclad Ltd |
| 5 & 6 | 7,522 | Suiso Limited |
| 7 | 4,171 | Cromwell Tools Limited |
| 8 | 19,345 | Sandvik Limited |
| 9 | 3,107 | IIDEA Ltd |
| 10 | 5,343 | Arrow Technical Services Ltd |
| 11 | 3,620 | Struers Ltd |
| 12 | 2,420 | Liebherr Great Britain Ltd |
| 14 | 2,420 | AVAILABLE |
| 15 | 3,658 | Ceratizit UK & Ireland Ltd |





About Unit 14

Unit 14 Evolution comprises a mid-terrace industrial / business unit of steel portal frame construction set beneath a pitched roof incorporating translucent roof panels with glazed facade.

Unit 14 Evolution provides flexible space which can be fitted by an incoming occupier to suit their business needs.



6m

Eaves Height



200KVA

3 Phase Power Supply



EPC A

Target Following Refurb



1

Level Access Doors



6

Car Parking Spaces



LED

Lighting

evolution

NEWLY REFURBISHED





Key Demographics



Top 10

UK ranking for Engineering at the University of Sheffield, just 10 minutes away.



15,000

car trips on Highfield Spring per day.



67.1%

of the working-age population (ages 16–64) in the Rotherham area are currently employed, demonstrating a solid local workforce for ongoing recruitment opportunities.



Over 2,500

people in the surrounding area of Waverley. In addition, over 2,000 people already work at the Advanced Manufacturing Park (AMP).



2 Million

people live within 20 minute drive of site.



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Terms

The accommodation is fully refurbished.
The premises are available to let by way of a new lease on terms to be agreed.

Rent

On application.

EPC

EPC available on completion of refurbishment works. Target EPC rating A.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable

AML Clause

Any interested party will be required to provide company information to comply with anti-money laundering legislation.

For Further Information Please Contact:



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