



MEADOWHALL BUSINESSPARK

Carbrook Hall Road, Meadowhall, Sheffield, S9 2DB Jct 34, M1

OFFICE ACCOMMODATION TO LET OR FOR SALE

meadowhallbusinesspark.co.uk

The potential to

MEADOWHALL BUSINESS PARK

Carbrook Hall Road, Meadowhall, Sheffield, S9 2DB Jct 34, M1

Positioned in a prime location close to the M1 motorway junction 34 and adjacent the Meadowhall Shopping centre, Meadowhall Business Park provides up to 70,000 sqft (6,503 sqm) of modern low rise office accommodation that benefits from a wealth of significant new nearby exciting and future developments in the Don Valley along with excellent transport links.

The property is located at Meadowhall Sheffield, the principal administrative and commercial centre of South Yorkshire and one of the UK's major cities with the 6th highest population and a local regional expenditure of £28.2 billion annually.

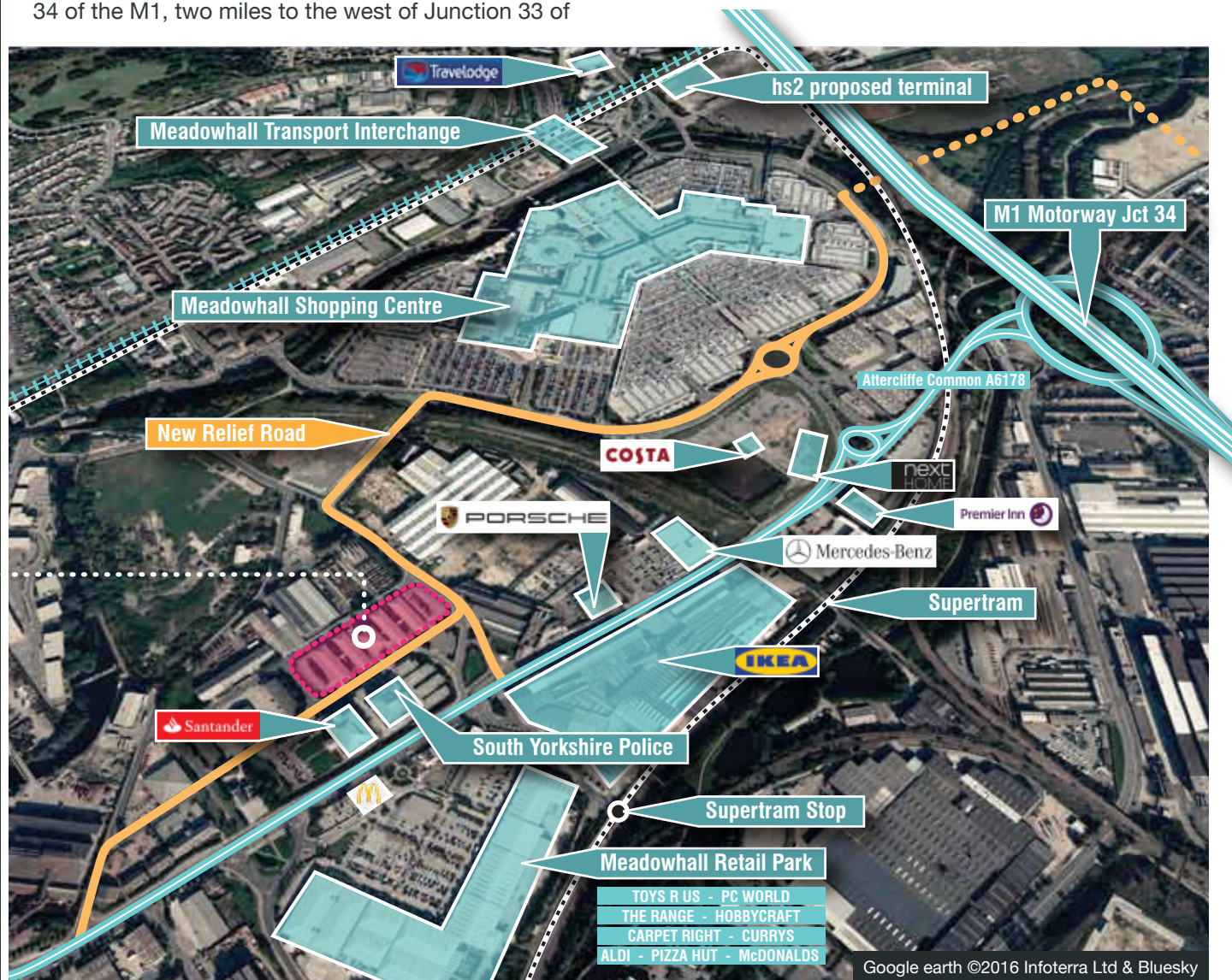
The area to MEADOWHALL BUSINESS PARK

The city is the fourth largest in England with a resident population of 550,000 and a travel to work population of around 1,500,000. Sheffield is well positioned 30 miles south of Leeds, 40 miles east of Manchester and 45 miles north of Nottingham.

Meadowhall Business Park benefits from excellent transport links as it lies less than one mile to junction 34 of the M1, two miles to the west of Junction 33 of

the M1 and within six and twenty-five miles of the M1/M18 intersection and the M1/M62 intersection respectively.

Sheffield benefits from a main line rail station providing services to London and is within 1 hour drive of East Midlands airport and thirty minute of Doncaster Sheffield Airport.



The place to
**MEADOWHALL
BUSINESS PARK**

Carbrook Hall Road, Meadowhall, Sheffield, S9 2DB

Positioned in an prime location close to the M1 motorway junction 34 and adjacent the Meadowhall Shopping Centre Meadowhall Business Park provides in total 70,000 sqft (6,503 sqm) modern well configured low rise office accommodation.



Key features include the following:

- o Total site area 3.2 acres
- o 5 x separate office blocks
- o Potential to bridge link
- o Each floor separately and fully serviced
- o Excellent natural light to all areas
- o Barrier controlled parking
- o Up to 230 car parking spaces
- o Raised floors

The space to
**MEADOWHALL
BUSINESS PARK**

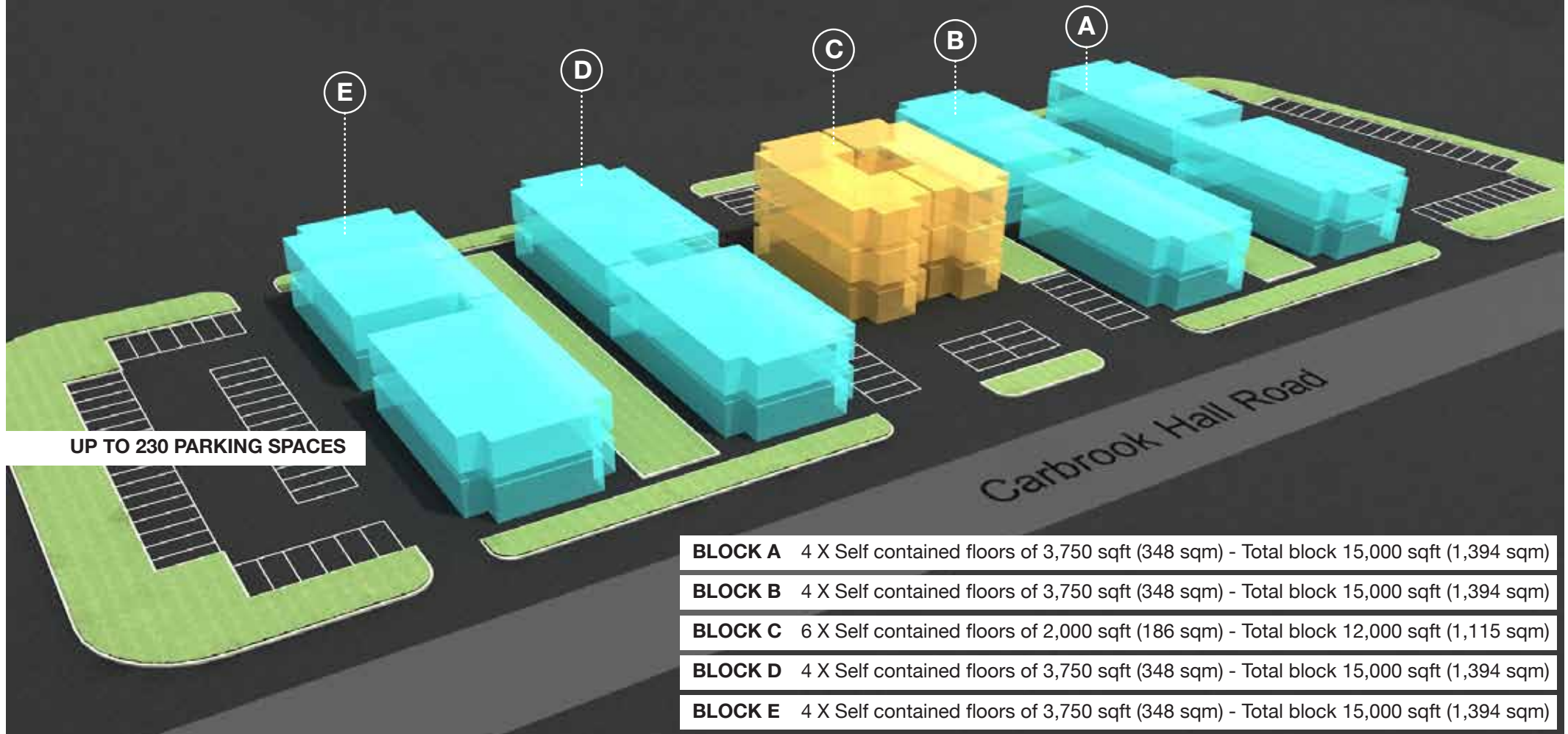
Each floor is separately and fully serviced, and extremely well lit with natural light as are the entrance stairwells.

Existing offices to be fully refurbished to include;

- o Comfort cooling
- o New kitchens
- o Ancillary staff facilities
- o Upgraded washroom/WC facilities
- o Fully redecorated
- o Fully carpeted
- o Suspended ceilings
- o Entrance foyers and lobbies upgraded
- o Security upgrades to door entrances including CCTV

The layout to MEADOWHALL BUSINESS PARK

The building lends itself easily to being split either building by building, floor by floor or half a floor plate providing a minimum zonal area of 2,000 sqft (186 sqm). Each zone will have direct access, an entrance lobby and fully separated services.

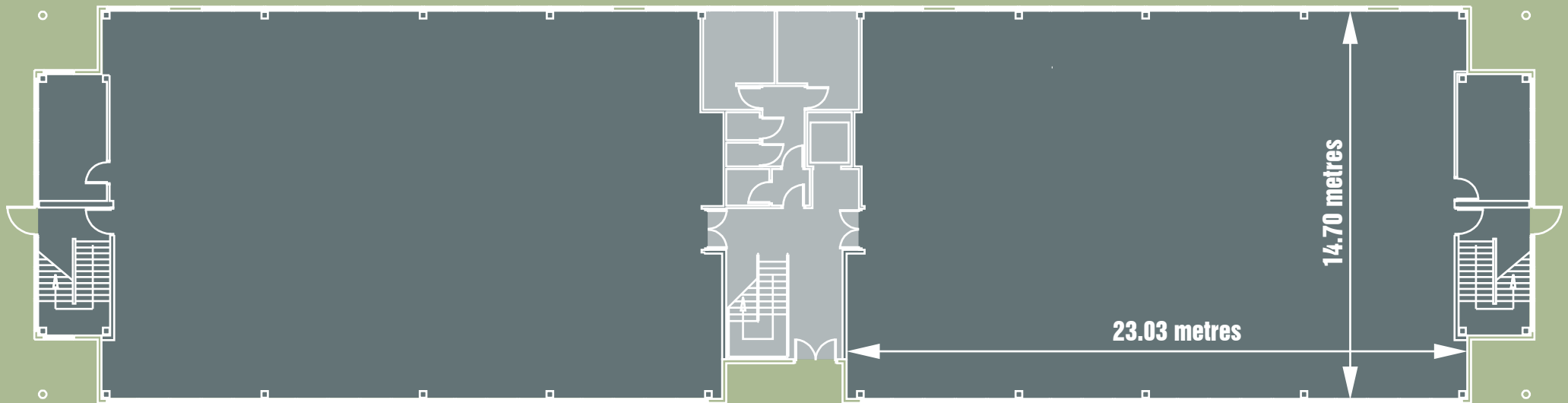


The plan to MEADOWHALL BUSINESS PARK

The plans show a typical floorplate of the building with central entrances, central access core containing lifts in buildings one, three and five along with services, utilities, alarms and all data cabling. The central core also contains drainage

services and connects WC's and staff amenity facilities. Escape stairs are found on each wing end. The shape of the floorplate provides excellent natural light to all areas.

Typical Floor Plan

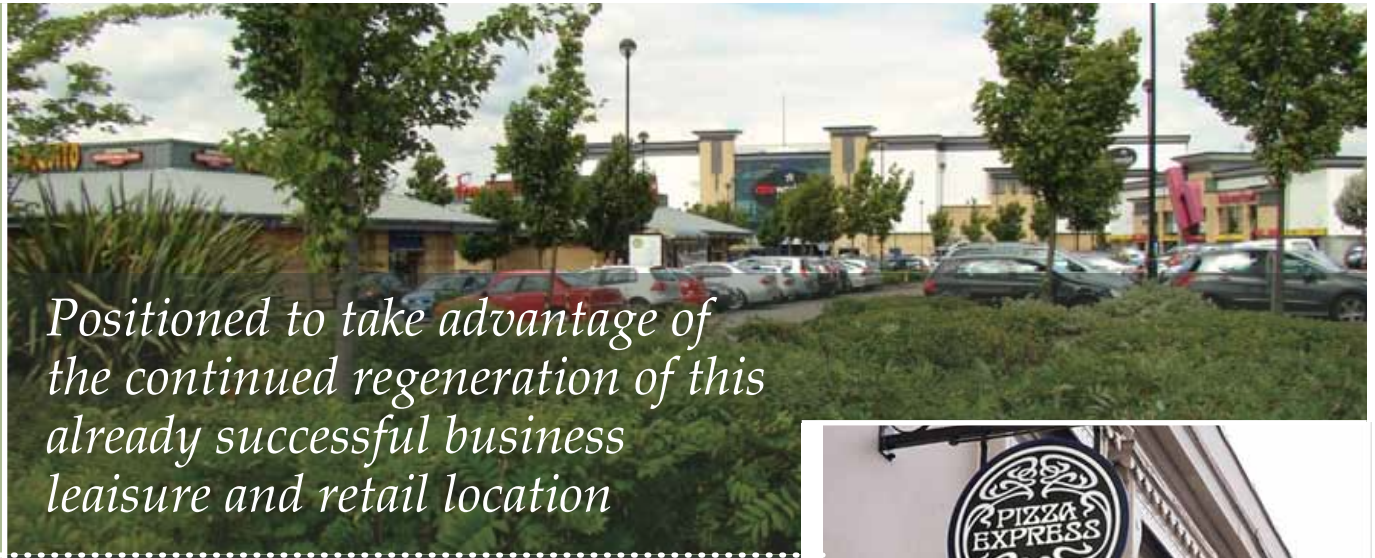


The time to MEADOWHALL BUSINESS PARK



Positioned to take advantage of the continued regeneration of this already successful business leisure and retail location

- o Modern well positioned low rise offices providing floorplates of 2,000 sqft upwards
- o Potential to occupy up to 70,000 sqft
- o Exclusive secure Car parking for up to 230 vehicles
- o Best motorway access for Sheffield, South Yorkshire & beyond M1 Junc34 just minutes away
- o Positioned directly onto the new Sheffield inner relief road
- o Tram stops to Sheffield centre & Meadowhall transport interchange
- o Walking distance of Meadowhall Shopping Centre
- o Valley Centertainment Cinema & restaurants within walking distance
- o HS2 proposed station within minutes
- o The site is directly opposite the entrance to IKEA



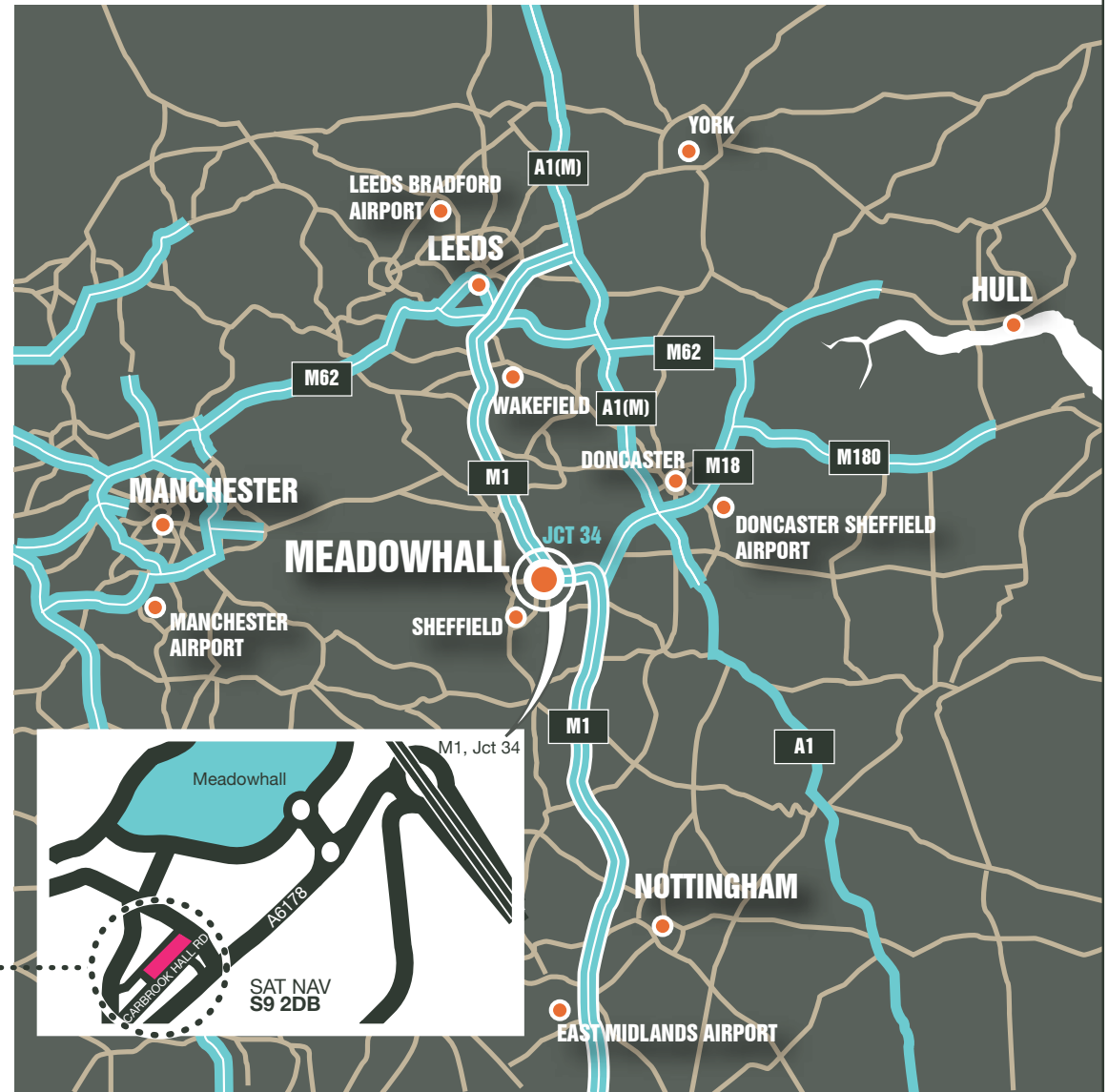
The relief road serving the link from Rotherham, the motorway and Sheffield centre is already underway and will pass directly in front of the offices.



Could this be the best and most unique location in the north of England, situated within a mile of junction 34 M1 motorway giving connections to Leeds, Manchester, London & Birmingham with drive times of 35mins, 60 mins, 180 mins, 90 mins respectively.

The position to **MEADOWHALL BUSINESSPARK**

The nearby Supertram stop takes passengers to either Sheffield centre with the main line connection from Sheffield to London or the North and swiftly to Meadowhall transport interchange for local and east coast train connections to Kings Cross or Edinburgh via Doncaster. The recently opened M18 junc3 link road provides quick and easy access to Doncaster Sheffield Airport with flights to Dublin, Paris, Amsterdam, Jersey and a range of other national and international locations.



The Proposal to MEADOWHALL BUSINESSPARK

meadowhallbusinesspark.co.uk

Another Development by ARBA Investments Limited



andrew@ARBAGroup.co.uk
roberte@ARBAGroup.co.uk

Office space is available from 2,000 sqft (186 sqm) for a half floor plate or in buildings providing 15,000 sqft (1,394 sqm) on terms to be agreed. Rents can be obtained from the letting agents.

Space available on new leases on terms to be negotiated.

The property currently has a single rating assessment. Separate assessments will be obtained once space is occupied.

A modest maintenance charge for the upkeep of common parts of the estate will be recharged to tenants.

The offices may also be available for sale. Details from the joint agents.

For further details contact the joint agents;



peter.whiteley@knightfrank.co.uk
rebecca.schofield@knightfrank.co.uk



alastair@campbell-co.co.uk

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