

ERGO PARK

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DRAKEHOUSE CRESCENT, SHEFFIELD, S20 7JG

WWW.ERGOPARKSHEFFIELD.CO.UK



UNDER CONSTRUCTION - PRACTICAL COMPLETION Q1 2022

TO LET

A NEW INDUSTRIAL WAREHOUSE DEVELOPMENT OF 4 UNITS
FROM 24,750 SQ FT TO 80,250 SQ FT (2,299 SQ M TO 7,455 SQ M)

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Overview

Ergo Park is a new 4 unit industrial development ideally located at Drakehouse, an established commercial location. The units will be of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.

Features

BREEAM® RATING:
VERY GOOD



EPC A RATING



ELECTRIC
CHARGING POINTS



GRADE A OFFICES



SECURE YARDS OF
35 - 45M



9 - 12M TO HAUNCH

Masterplan

UNIT FOUR

Ground Floor Warehouse
4,622 SQ M / 49,750 SQ FT

First Floor Offices
441 SQ M / 4,750 SQ FT

Total GIA
5,063 SQ M / 54,500 SQ FT

UNIT ONE

Ground Floor Warehouse
2,694 SQ M / 29,000 SQ FT

First Floor Offices
287 SQ M / 3,000 SQ FT

Total GIA
2,982 SQ M / 32,000 SQ FT

UNIT THREE

Ground Floor Warehouse
7,014 SQ M / 75,500 SQ FT

First Floor Offices
441 SQ M / 4,750 SQ FT

Total GIA
7,455 SQ M / 80,250 SQ FT

UNIT TWO






Ground Floor Warehouse
2,090 SQ M / 22,500 SQ FT

First Floor Offices
209 SQ M / 2,050 SQ FT

Total GIA
2,299 SQ M / 24,750 SQ FT

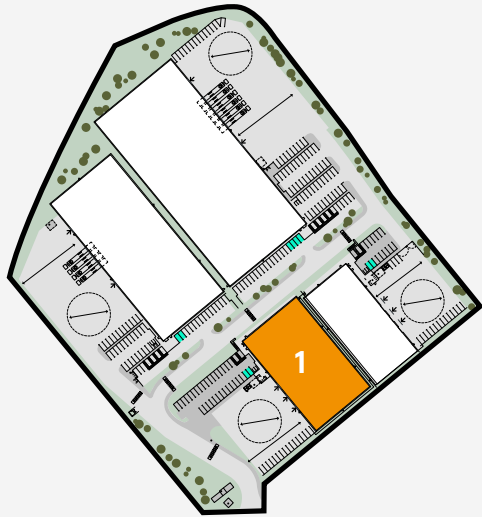


KEY

-  Development boundary
-  Proposed warehouse building
-  Proposed first floor building
-  Soft landscaping
-  Car charging ports

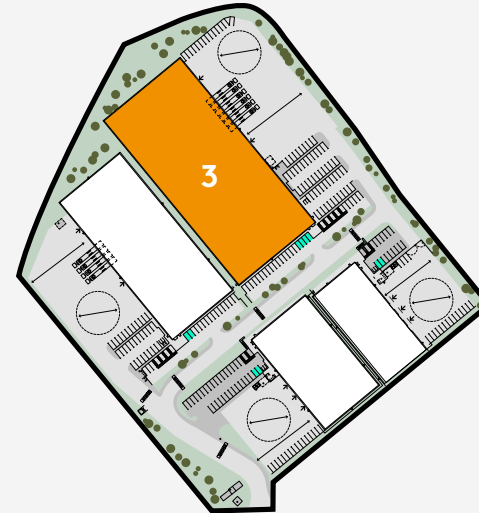
↑ ENTRANCE

Building specification



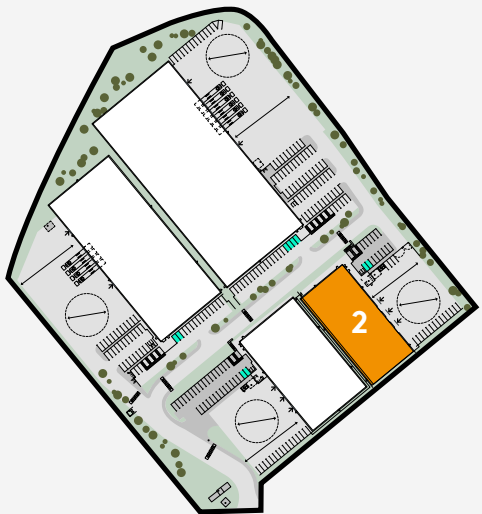
UNIT ONE

10m to Haunch
40m Yard depth
3 Ground Level loading doors
Grade A first floor office
41 Car Parking Spaces
- incl 2 electric charging points
& 2 Motorcycle bays



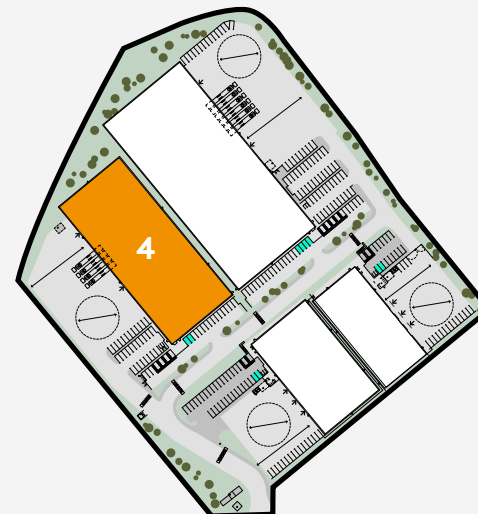
UNIT THREE

12m to Haunch
45m Yard depth
6 Dock Level loading doors
2 Ground level loading doors
Grade A first floor office
88 Car Parking Spaces
- incl 4 electric charging points
& 2 Motorcycle bays



UNIT TWO

9m to Haunch
35m Yard depth
3 Ground Level loading doors
Grade A first floor office
32 Car Parking Spaces
- incl 2 electric charging points
& 2 Motorcycle bays



UNIT FOUR

10m to Haunch
40m Yard depth
4 Dock Level loading doors
2 Ground Level loading doors
Grade A first floor office
62 Car Parking Spaces
- incl 2 electric charging points
& 2 Motorcycle bays

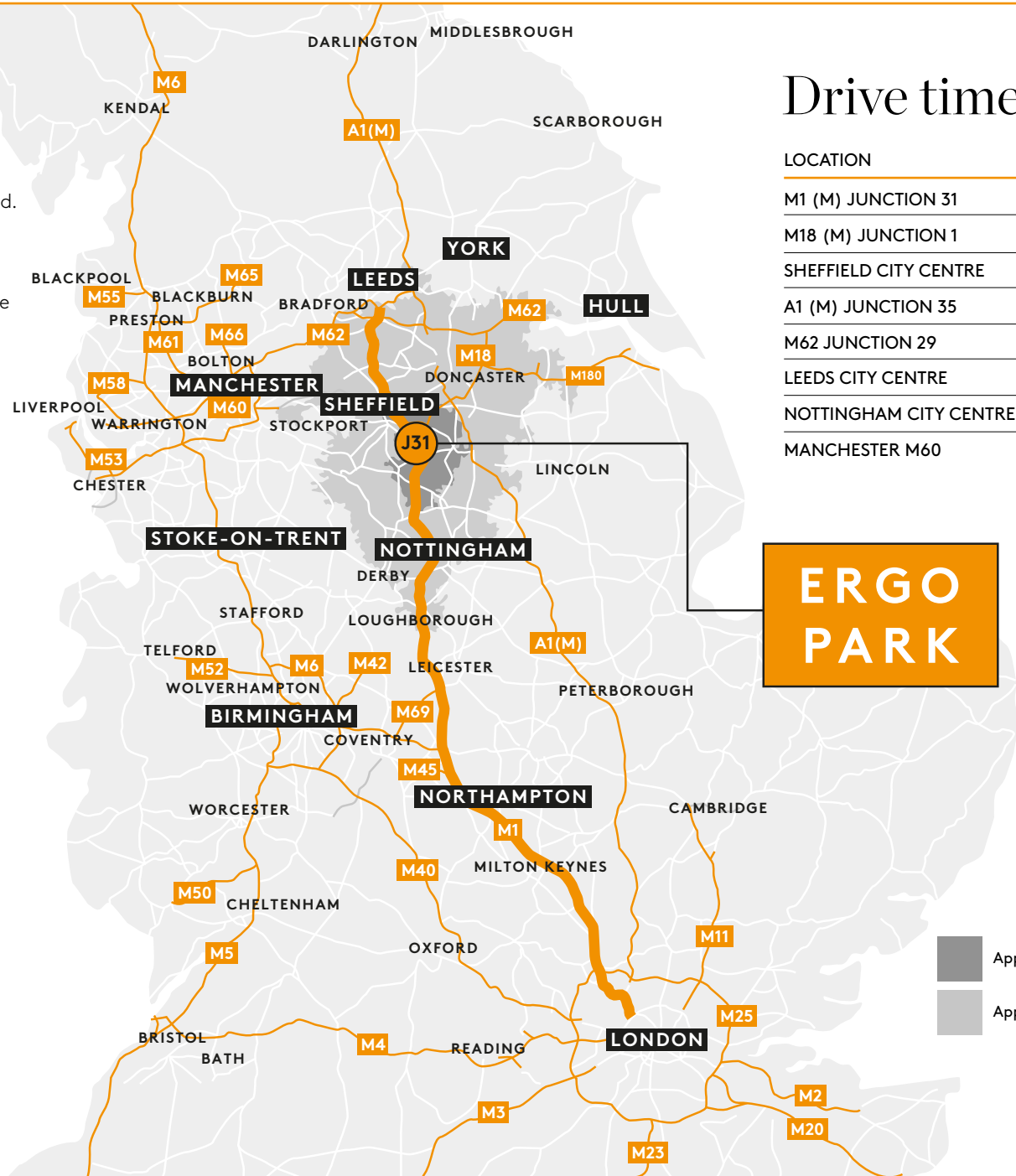
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Location

Ergo Park, Sheffield is prominently located adjacent to the Drakehouse & Crystal Peaks Retail Parks in Waterthorpe, Sheffield. The site is accessed from Drakehouse Crescent via the B6053, which in turn directly links to the A57. The A57 links to central Sheffield approximately 5 miles north west and Junction 31 of the M1, 3 miles to the east. Nearby occupiers include Asda, Wickes, Argos, South Yorkshire Police, Panache Lingerie, Abbey Glen and Direct Cars. The area is well served by public transport with a number of bus services and the Supertram running close by.

SATNAV: S20 7JG



Drive times

LOCATION	MILES	MINS
M1 (M) JUNCTION 31	3.6	6
M18 (M) JUNCTION 1	5.3	9
SHEFFIELD CITY CENTRE	5.8	10
A1 (M) JUNCTION 35	13.9	17
M62 JUNCTION 29	36.4	37
LEEDS CITY CENTRE	42.2	44
NOTTINGHAM CITY CENTRE	37.0	50
MANCHESTER M60	32.0	65

Planning

The units are suitable for production and distribution uses. (Class E, B2 & B8)

EPC

An EPC Certificate will be provided on completion of each unit.

Terms

The units are available to let on new full repairing and insuring leases for terms to be agreed. Rent on application.

VAT

All figures are subject to VAT where applicable.

Services

All mains services will be available for connection to the unit including, 3 phase electricity, gas, mains water and drainage.

Contact



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