



Business Parks

Development Land
3.85 acres
All Enquiries



RAMADA
ENCORE
HOTEL

M18 Junction 3
Link Road
Phase 2

ROBIN HOOD
AIRPORT

FLYING START
NURSERY

CARGO
CENTRE

3.85 ACRES

DELTA
COURT

FOUNTAIN
COURT

Aero [✈]
Centre
Yorkshire

Aero [✕] Centre Yorkshire

- 5 motorways within 20 minutes
- Fly to 40 destinations worldwide
- Fastest growing airport in the North
- Lies within Sheffield City Region Enterprise Zone
- Accommodate up to 65,000 sq ft of industrial buildings
- Fully serviced site

The new M18 J3 Link Road has transformed access to Aero Centre Yorkshire, halving the journey times to Junction 3 of the M18, significantly improving the Park's connectivity. The Airport estate extends to approaching 800 acres with planning consent for over 1.25 million sq ft of commercial development, offering occupiers an ideal location for an office HQ building, office developments and high-tech manufacturing or distribution warehouse units.

The subject plot is located adjacent to Robin Hood Airport and offers a total of 3.85 acres. It provides a fully serviced, flat site, suitable for the development of commercial industrial/office buildings. Using the industrial sector as an example, the indicative scheme highlights how the site can accommodate a multi-unit scheme up to 65,000 sq ft.

Sat Nav
DN9 3GB

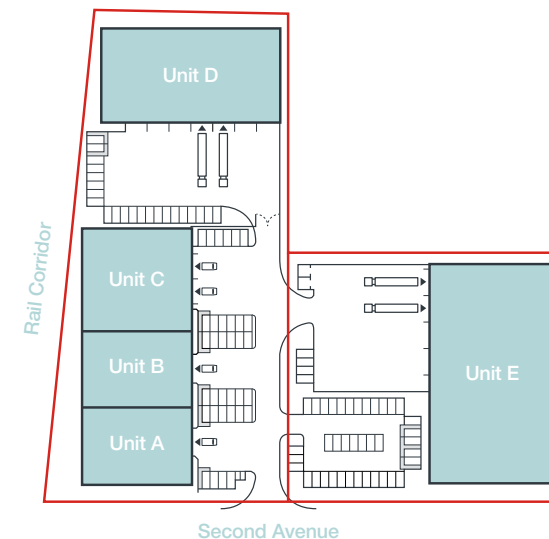
Drive Distances

Sheffield	25 miles
Leeds	41 miles
Nottingham	50 miles
Manchester	61 miles
Birmingham	96 miles
London	174 miles



Business Parks

Indicative Site Plan



Unit A & B	7,500 sq ft	697 sq m
Unit C	10,000 sq ft	929 sq m
Unit D	15,000 sq ft	1,394 sq m
Unit E	25,000 sq ft	2,323 sq m
Total	65,000 sq ft	6,040 sq m

Contact



Roger Howorth
roger@cpartners.co.uk



Richard Harris
richard.harris@eu.jll.com



Robert Whatmuff
robert.whatmuff@colliers.com

Peel Holdings for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) 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. (iii) No person in the employment of Butleys has any authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fittings referred to in these particulars (including any shown in photographs) are excluded from the sale / letting, unless stated otherwise.