

TWO HIGHLY-PROMINENT  
INDUSTRIAL / DISTRIBUTION UNITS  
108,845 & 91,747 SQ FT  
TO LET

ON SITE NOW - COMPLETION Q2 2023

CATALYST J33 M1  
SHEFFIELD BUSINESS PARK  
CATALYST WAY, CATCLIFFE,  
ROTHERHAM, S9 1XZ

**Catalyst**  
Sheffield





**Catalyst**  
Sheffield

SHEFFIELD CITY CENTRE

COSTA COFFEE

MORRISONS

SHEFFIELD PARKWAY

FACTORY 2050

BOEING SHEFFIELD

SIG

GREAT BEAR DISTRIBUTION

CLIPPER LOGISTICS

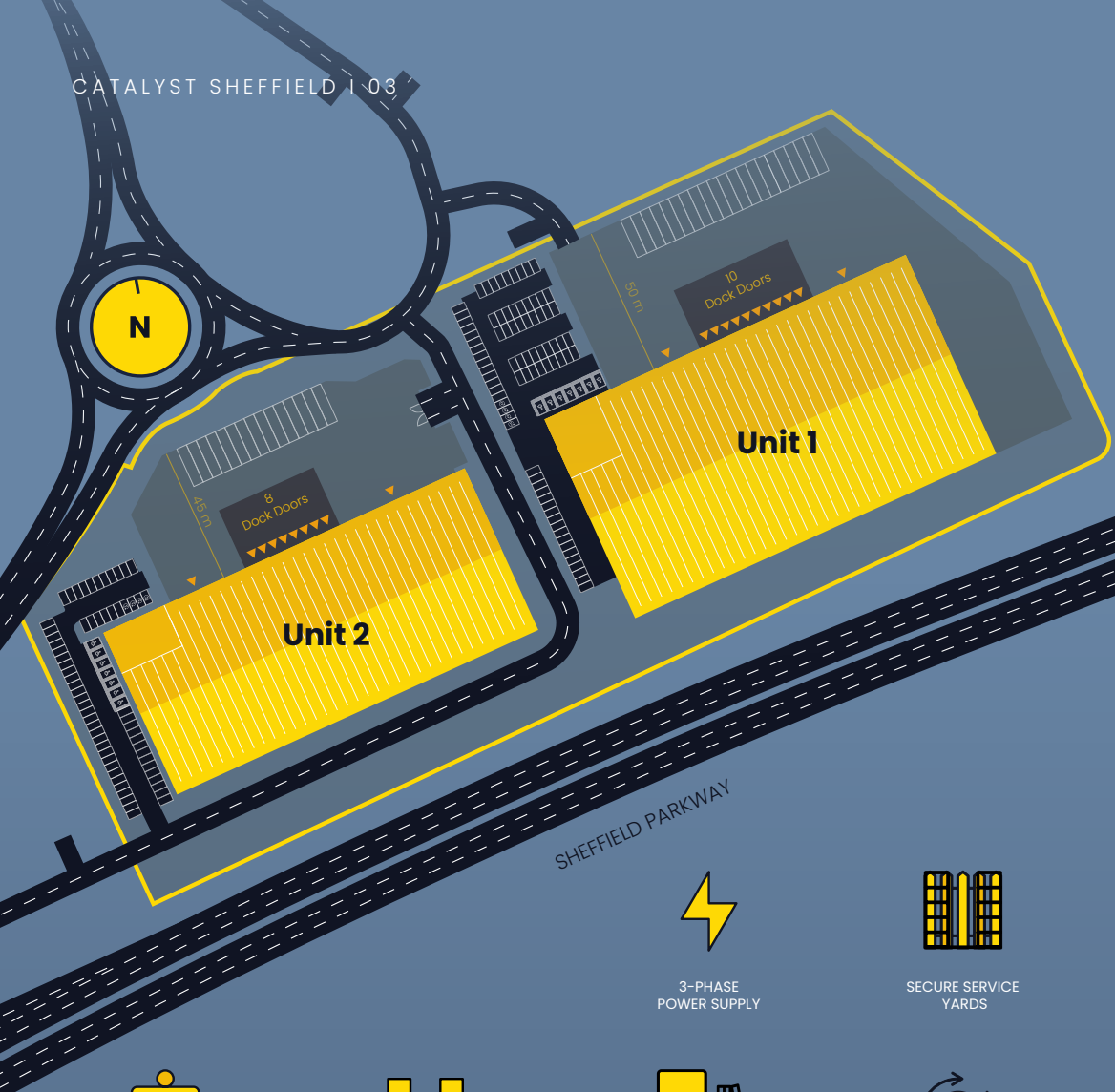
M&S

CLIPPER

M1

THE CAR SHOP

MERCURE HOTEL



# A HIGH-CLASS SPECIFICATION

Benefitting from highly prominent, extensive frontage onto Sheffield Parkway (A630), the development will benefit from being situated within an innovative urban logistics development.

UNIT 1	SQ FT
Warehouse	100,906
FF Office	3,892
SF Office	4,047
<b>TOTAL GIA</b>	<b>108,845</b>

Yard depth	50M
Car parking	108
Eaves height	15M
Level doors	2
Dock doors	10
Power supply	500kVa
Floor loading	50KN/M2
Narrow aisle pallet space	20,666

UNIT 2	SQ FT
Warehouse	84,968
FF Office	3,251
SF Office	3,528
<b>TOTAL GIA</b>	<b>91,747</b>

Yard depth	45M
Car parking	86
Eaves height	15M
Level doors	2
Dock doors	8
Power supply	500kVa
Floor loading	50KN/M2
Narrow aisle pallet space	15,396



3-PHASE POWER SUPPLY



SECURE SERVICE YARDS



50KN PER SQ M FLOOR LOADING CAPACITY



NARROW AISLE PALLET SPACE



TWO-STOREY FITTED OFFICES



24-HOUR ACCESS



500 KVA INCOMING POWER SUPPLY



CYCLE SHELTERS



PIR CONTROLLED LED LIGHTING TO OFFICES



ROOFTOP SOLAR PV



15M EAVES HEIGHT



45M - 50M YARD DEPTHS



LOADING DOORS / DOCK LEVELLERS



MECHANICALLY VENTILATED HEATING AND COOLING



UP TO 20,666



TARGET EPC RATING 'A'



TARGET BREEAM 'VERY GOOD'



EV CHARGING

# A STRATEGIC DISTRIBUTION AND MANUFACTURING LOCATION

Catalyst is strategically situated immediately off Junction 33 of the M1 Motorway. The scheme is at the heart of the regions distribution and manufacturing location and benefits from access to Junction 34 of the M1 Motorway (3 miles), the M18 Motorway (5 miles) and Sheffield City Centre (6 miles).

The development sits in a prime central UK position which allows occupiers to have unfettered access into the North-West, North-East, Yorkshire and Midlands markets all within a 2 hour drive time via the M1, M62, M18 and A1(M) Motorways.



Over 477,000 people within 5 mile radius of site



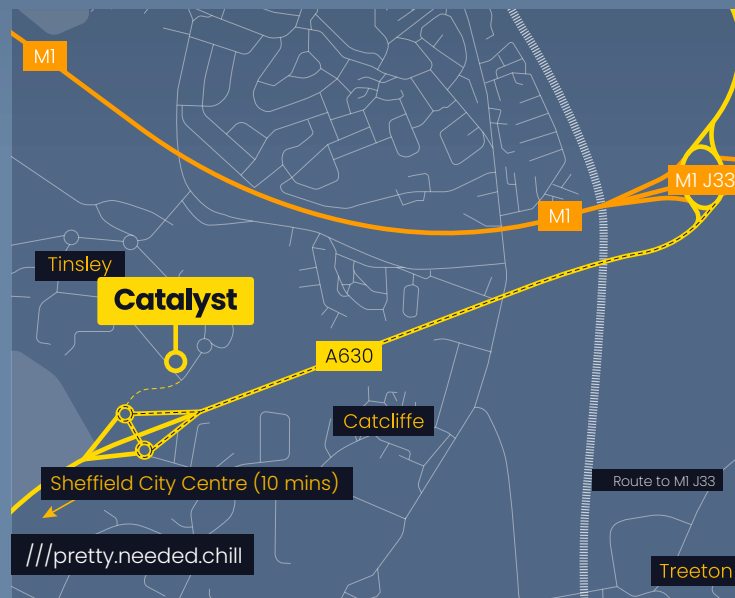
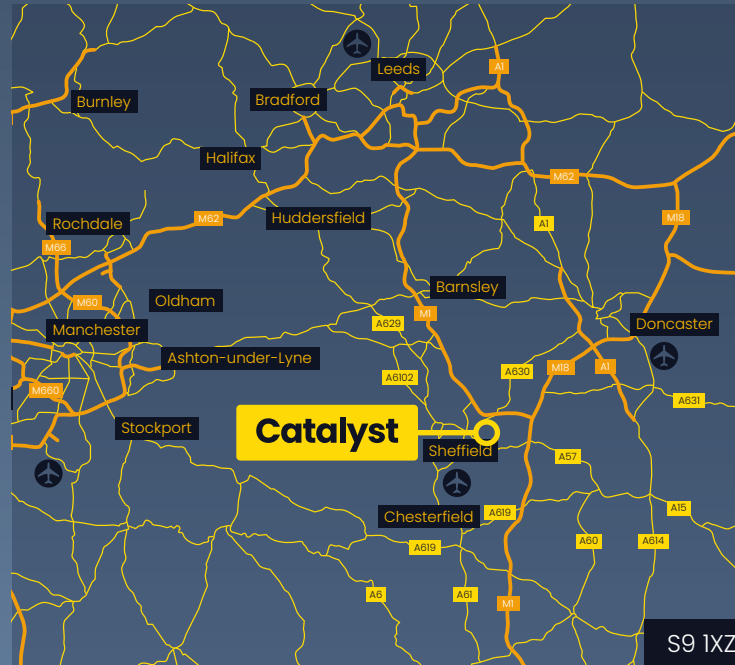
30% of the Sheffield workforce is under 30 years old



65% of the UK population can be reached within 4.5 hours

Car	Miles	Mins	Train	Miles	Mins
Sheffield	4	12	Meadowhall Interchange	3.5	9
Rotherham	4.9	10	Sheffield	5.5	10
Leeds	27	40	Doncaster	18	27
Manchester	40	65			

Air	Miles	Mins	Port	Miles	Mins
Doncaster Sheffield	10	22	Immingham	62	70
Leeds Bradford	33	50	Hull Humber	65	65
Manchester	42	65	Liverpool	90.5	110
East Midlands	49	65			



**Rebecca Schofield**

rebecca.schofield@knightfrank.com  
07776 172 123



**James Keeton**

james.keeton@m1agency.co.uk  
07812 250 857

**Henry Watson**

henry.watson@m1agency.co.uk  
07951 267 446

**Toby Wilson**

toby.wilson@m1agency.co.uk  
07500 926 727



**Paul Mack**

paul@gvproperty.co.uk  
07921 933 636

**Daniel Walker**

daniel@gvproperty.co.uk  
07920 151 117

For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permission 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 satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. October 2022 - Design by cormackadvertising.com