



# woodhouse link sheffield

Innovation Way Woodhouse Mill  
Sheffield S13 9ZE

## To Let

4 new build units

**15,800 - 48,900 sq ft**

(1,468 - 4,543 sq m)

A development by

network  
space

Better places for business



- New Build High Quality Industrial/Warehouse Units
- Excellent Transport Links to J31 and J33 of M1

Indicative Image





woodhouse  
link sheffield

Woodhouse Link is a premier employment scheme comprising 4 high specification detached industrial/warehouse units.

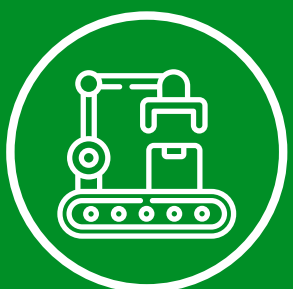
Detailed planning permission has been granted for B1c, B2 and B8 uses, with 24/7 operation.



3.5 miles  
to J31 M1



BREEAM  
Very Good



3 miles to  
AMP/AMID



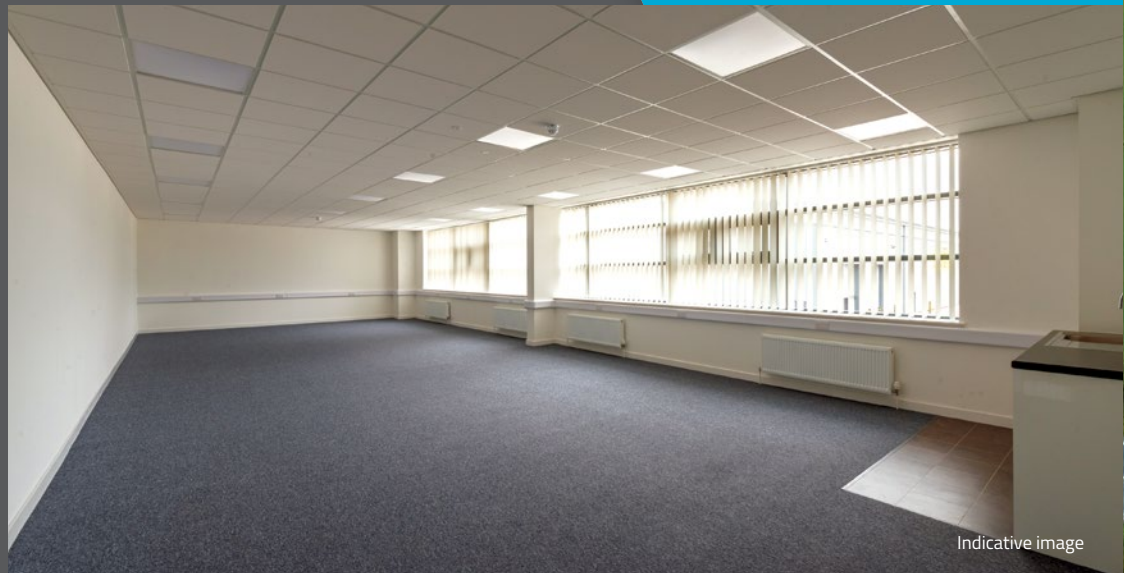
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B6200

B6200  
RETFORD  
ROAD

Indicative Image



**UNIT 1**  
48,900  
SQ FT



**SPECIFICATION**

- 10m to Haunch
- 3 no. Docks (1 No. High Bay)
- 2 No. Level Access Doors
- 88 parking spaces (inc 6 electric charging points)
- 2,600 sq ft Office at First Floor
- 250 kVA 3 phase power supply

**UNIT 3**  
28,600  
SQ FT



**SPECIFICATION**

- 10m to Haunch
- 2 No. Docks (1 No. High Bay)
- 2 No. Level Access Doors
- 56 parking spaces (inc 4 electric charging points)
- 1,600 sq ft Office at First Floor
- 140 kVA 3 phase power supply



**UNIT 2**  
15,800  
SQ FT



**SPECIFICATION**

- 8m to Haunch
- 2 No. Level Access Doors
- 31 parking spaces (inc 2 electric charging points)
- 1,400 sq ft Office at First Floor
- 140 kVA 3 phase power supply

**UNIT 4**  
19,600  
SQ FT



**SPECIFICATION**

- 8m to Haunch
- 2 No. Level Access Doors
- 32 parking spaces (inc 4 electric charging points)
- 1,500 sq ft Office at First Floor
- 140 kVA 3 phase power supply

**ACCOMMODATION**

The units will provide the following approximate gross internal areas:-

Description	sq ft	Ground	sq m	sq ft	First	sq m	sq ft	Total	sq m
Unit 1	46,300		4,301	2,600		242	48,900		4,543
Unit 2	14,400		1,338	1,400		130	15,800		1,468
Unit 3	27,000		2,508	1,600		149	28,600		2,657
Unit 4	18,100		1,682	1,500		139	19,600		1,821



# LOCATION

Woodhouse Link occupies a prime location to the east of Sheffield, with excellent access from Junctions 31 (3.5 miles east) and 33 (4.5 miles north). The site is well situated within Rotherham and Sheffield's Advanced Manufacturing and Innovation District (AMID) and is just under 3 miles from the Advanced Manufacturing Park at Waverley (AMP).



## FURTHER INFORMATION

For further information please contact the joint agents.

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