

Catalyst Sheffield



A HIGHLY PROMINENT
INDUSTRIAL & WAREHOUSE DEVELOPMENT
22,345 - 108,845 SQ FT

ON SITE NOW - COMPLETION Q1 2023



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

SITUATED WITHIN THE **HEART OF
THE UK** AT THE BOUNDARY OF
SHEFFIELD AND ROTHERHAM WITH
IMMEDIATE ACCESS TO **J33 M1**





TRAVIS PERKINS

HOWDENS

WICKES

ENERGY ALLOYS

M1 J33

M1

Route to M1 J33

MERCURE HOTEL

Catalyst

THE CAR SHOP

BOEING SHEFFIELD

MORRISONS

COSTA COFFEE

ADVANCED MANUFACTURING PARK

FACTORY 2050

A630

SHEFFIELD CITY CENTRE

AN INNOVATIVE URBAN LOGISTICS DEVELOPMENT

Benefitting from highly prominent, extensive frontage onto Sheffield Parkway (A630), the development will benefit from a high-class specification.

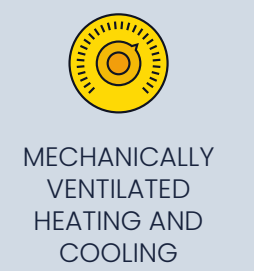
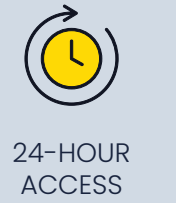
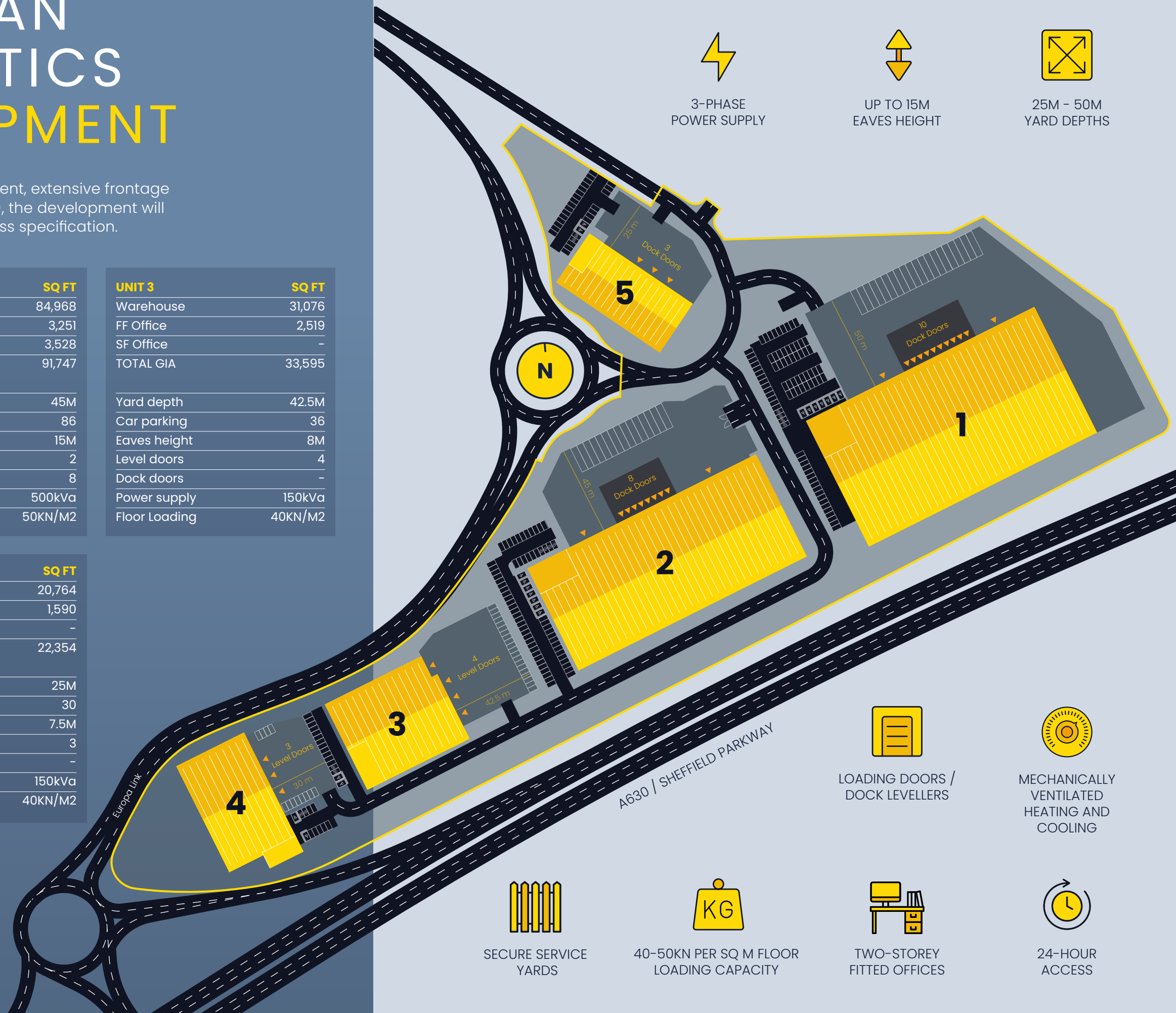
UNIT 1	SQ FT
Warehouse	100,906
FF Office	3,892
SF Office	4,047
TOTAL GIA	108,845
Yard depth	50M
Car parking	108
Eaves height	15M
Level doors	2
Dock doors	10
Power supply	500kVa
Floor Loading	50KN/M2

UNIT 2	SQ FT
Warehouse	84,968
FF Office	3,251
SF Office	3,528
TOTAL GIA	91,747
Yard depth	45M
Car parking	86
Eaves height	15M
Level doors	2
Dock doors	8
Power supply	500kVa
Floor Loading	50KN/M2

UNIT 3	SQ FT
Warehouse	31,076
FF Office	2,519
SF Office	-
TOTAL GIA	33,595
Yard depth	42.5M
Car parking	36
Eaves height	8M
Level doors	4
Dock doors	-
Power supply	150kVa
Floor Loading	40KN/M2

UNIT 4	SQ FT
Warehouse	26,347
FF Office	1,590
SF Office	-
TOTAL GIA	27,937
Yard depth	30M
Car parking	23
Eaves height	8M
Level doors	3
Dock doors	-
Power supply	150kVa
Floor Loading	40KN/M2

UNIT 5	SQ FT
Warehouse	20,764
FF Office	1,590
SF Office	-
TOTAL GIA	22,354
Yard depth	25M
Car parking	30
Eaves height	7.5M
Level doors	3
Dock doors	-
Power supply	150kVa
Floor Loading	40KN/M2



A CENTRAL HUB FOR UK LOGISTICS

Sheffield Business Park is a well-established industrial and logistics location, connected to the rest of the country via the central motorway network which allows access to extensive households and valuable labour pool.

Car

	Miles	Mins
M1 (J33)	1.9	4
M1 (J34)	2.4	6
Sheffield city Centre	4	12
M18	4.5	7
Rotherham	4.9	10
M180	13.5	24
Doncaster	18	37
M62	18	30
Leeds	27	40
Manchester	40	65
Hull	43	65

Train

	Miles	Mins
Meadowhall Interchange	3.5	9
Sheffield	5.5	10
Doncaster	18	27

Air

	Miles	Mins
Doncaster Sheffield	10	22
Leeds Bradford	33	50
Manchester	42	65
East Midlands	49	65

Port

	Miles	Mins
Immingham	62	70
Hull Humber	65	65
Liverpool	90.5	110



30,000+ LOCAL PEOPLE EMPLOYED IN STORAGE, TRANSPORT AND MANUFACTURING



585,000 POPULATION



1,500,000 POTENTIAL EMPLOYEES WITHIN 30 MINS

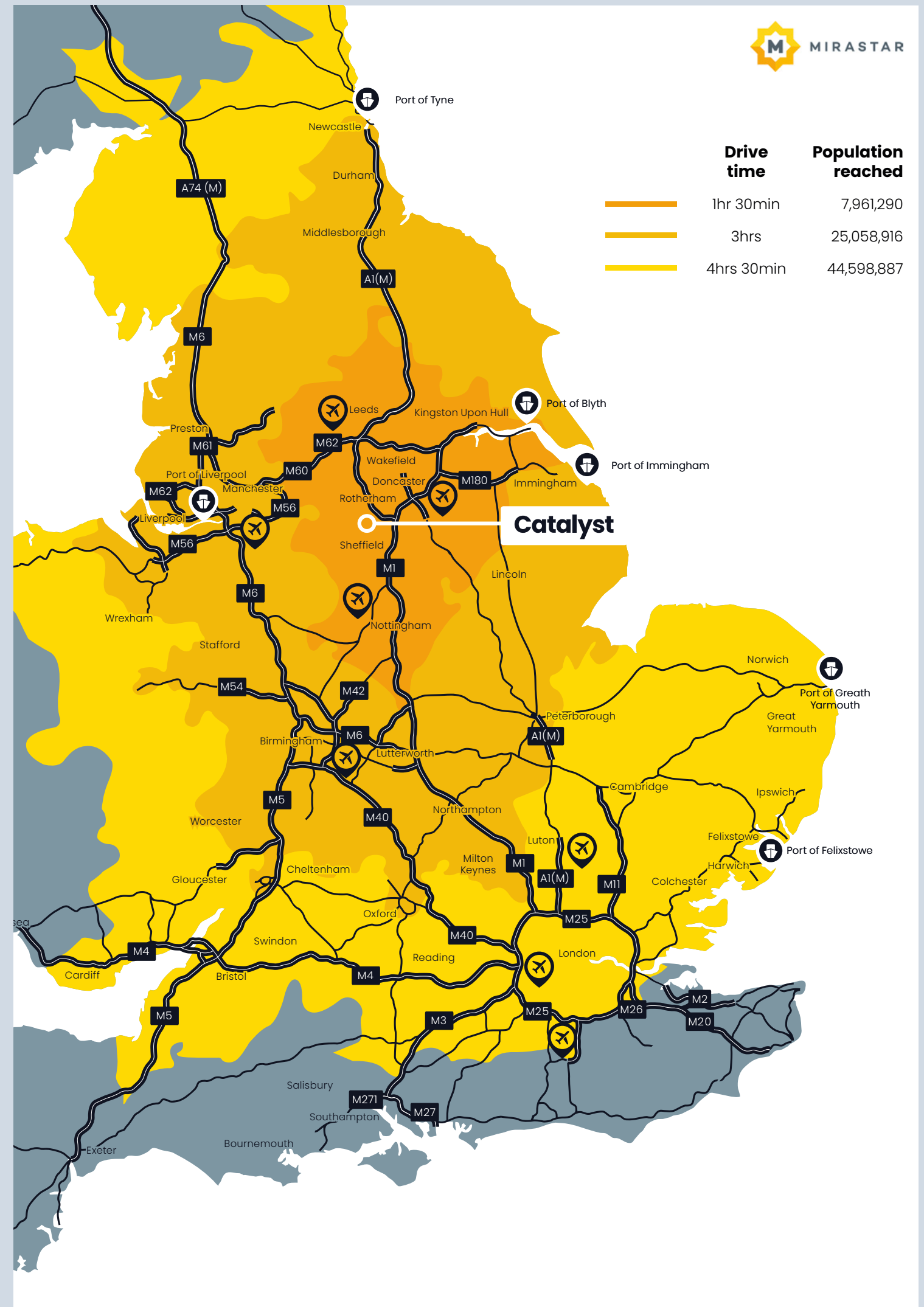


A 4.9% local unemployment rate, higher than the national average



75% OF THE UK POPULATION WITHIN 4.5 HOURS

Source: NOMIS



CREATING ESG FOCUSED UNITS

Mirastar have an unrivalled track record in developing environmentally sustainable buildings. The focus on ESG objectives ensures a tenant's environmental impact is reduced, whilst at the same time minimising a tenant's overall operating costs.



CYCLE
SHELTERS



PIR CONTROLLED
LED LIGHTING TO OFFICES



ROOFTOP
SOLAR PV



TARGET EPC
RATING 'A'



TARGET BREEAM
'VERY GOOD'



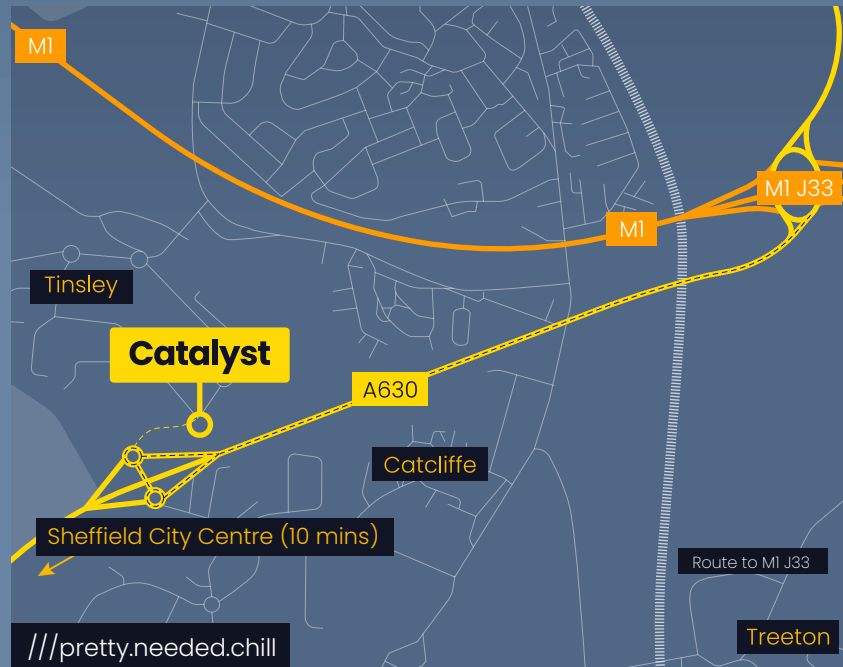
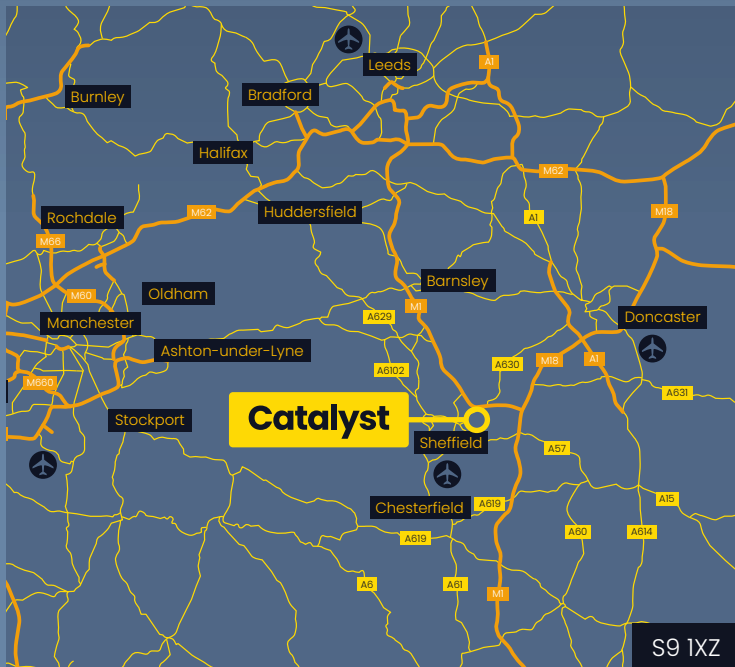
EV
CHARGING



EXTENSIVE FRONTAGE ONTO SHEFFIELD PARKWAY A630

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.



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