

# Catalyst

Sheffield



## UNITS 4 & 5

DETACHED, SECURED AND HIGHLY PROMINENT  
INDUSTRIAL & WAREHOUSE FACILITIES  
**22,448 & 28,310 SQ FT**

**AVAILABLE NOW**



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

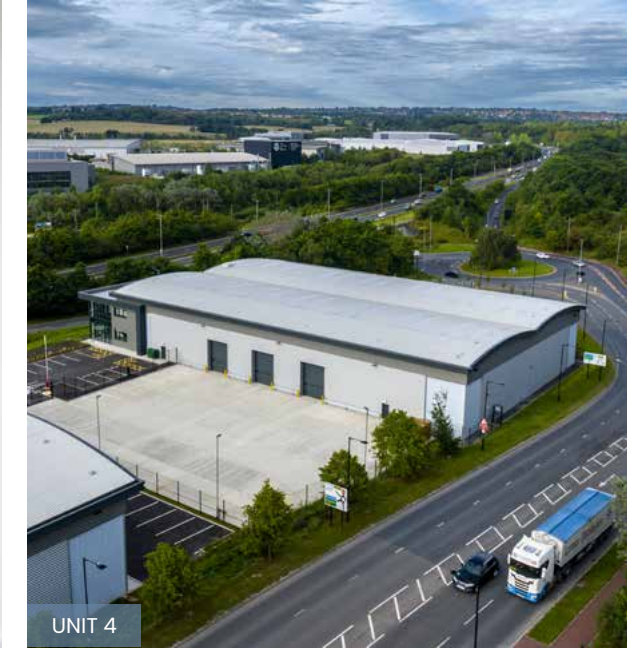




UNIT 5 RECEPTION ENTRANCE



UNIT 4 OFFICE / BOARDROOM



UNIT 4



UNIT 5 WAREHOUSE



UNIT 5 SECURE YARD

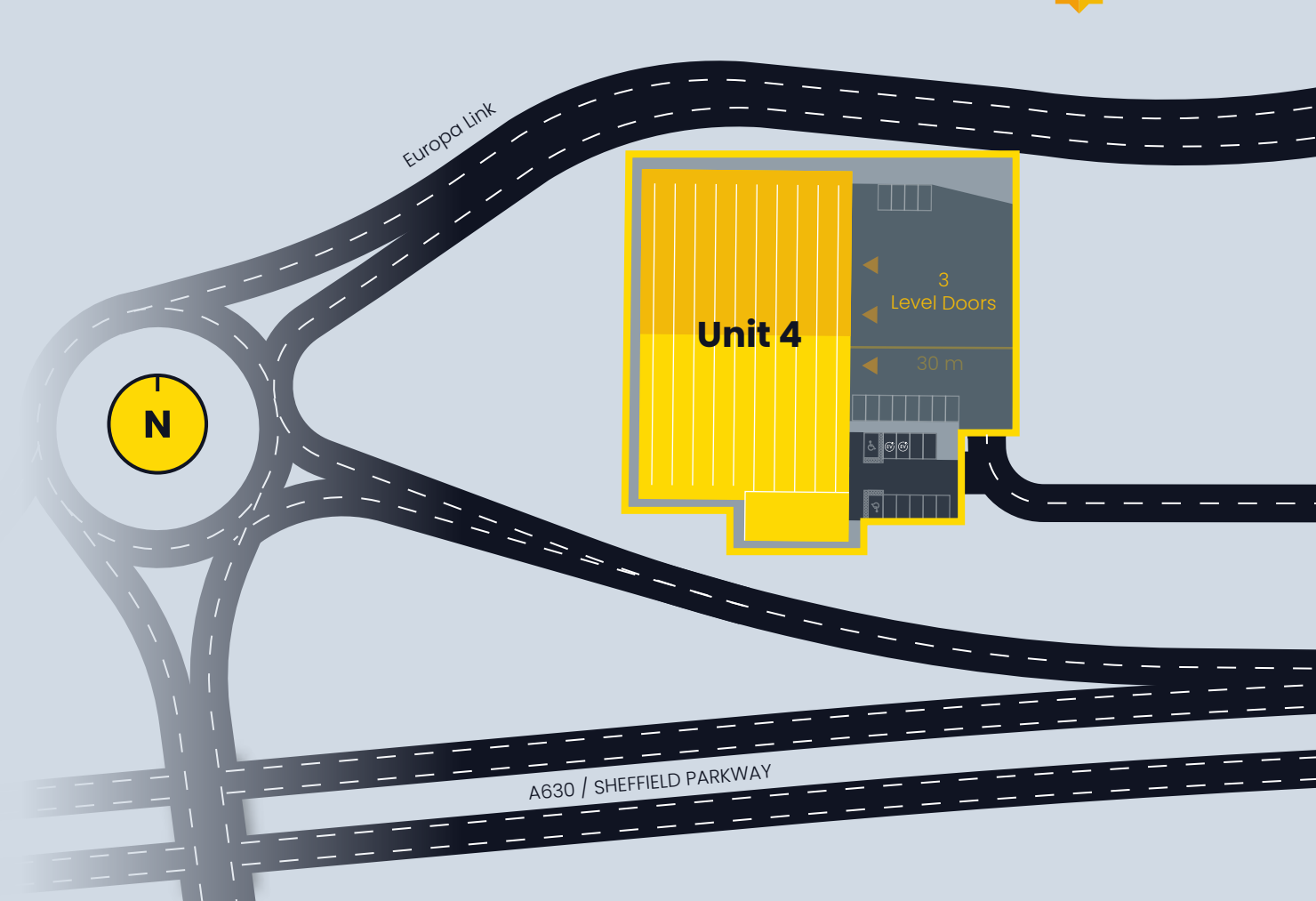


# UNIT 4

## 28,310 SQ FT

The premises provide the following gross internal floor areas;

UNIT 4	SQ FT
Warehouse	25,533
GF Core	813
FF Office	1,964
<b>TOTAL GIA</b>	<b>28,310</b>
Yard depth	30M
Car parking	23
Eaves height	8M
Level doors	3
Power supply	150kVa
Floor Loading	40KN/M2

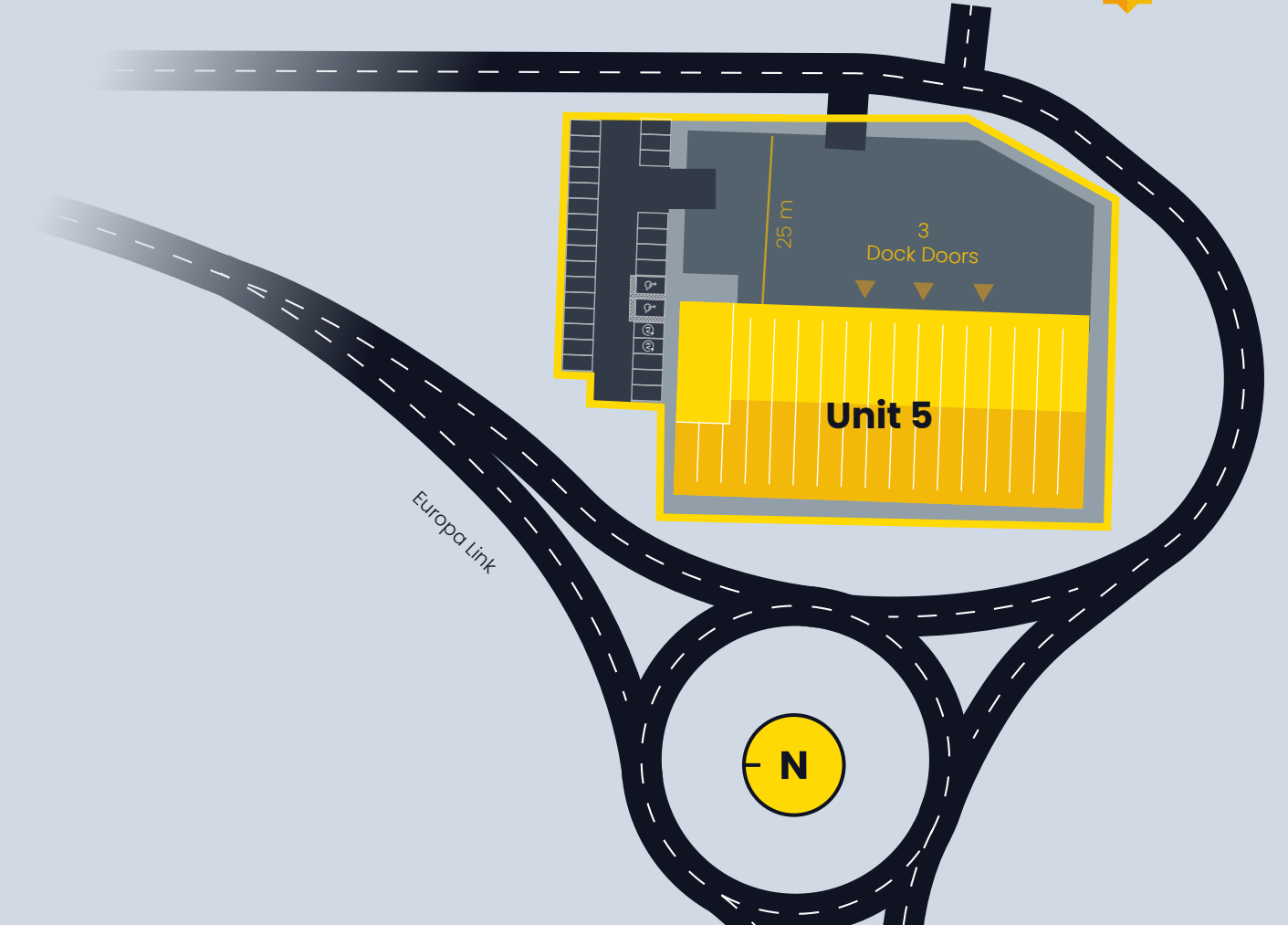


# UNIT 5

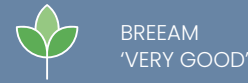
## 22,448 SQ FT

The premises provide the following gross internal floor areas;

UNIT 5	SQ FT
Warehouse	20,104
GF Core	764
FF Office	1,580
<b>TOTAL GIA</b>	<b>22,448</b>
Yard depth	25M
Car parking	30
Eaves height	7.5M
Level doors	3
Power supply	150kVa
Floor Loading	40KN/M2



EPC RATING 'A'



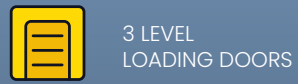
BREEAM 'VERY GOOD'



PIR CONTROLLED LED LIGHTING TO OFFICES



2 EV CHARGING



3 LEVEL LOADING DOORS



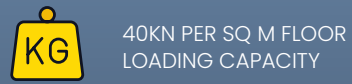
FITTED OFFICES



MECHANICALLY VENTILATED HEATING AND COOLING



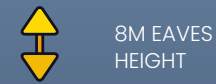
150 KVA POWER SUPPLY



40KN PER SQ M FLOOR LOADING CAPACITY



24-HOUR ACCESS



8M EAVES HEIGHT



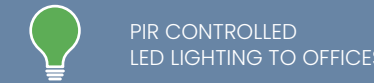
30M YARD DEPTH



EPC RATING 'A'



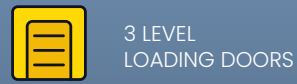
BREEAM 'VERY GOOD'



PIR CONTROLLED LED LIGHTING TO OFFICES



2 EV CHARGING



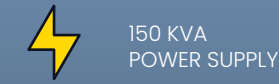
3 LEVEL LOADING DOORS



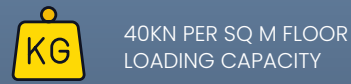
FITTED OFFICES



MECHANICALLY VENTILATED HEATING AND COOLING



150 KVA POWER SUPPLY



40KN PER SQ M FLOOR LOADING CAPACITY



24-HOUR ACCESS



7.5M EAVES HEIGHT



25M YARD DEPTH

# 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 33 of the M1 Motorway (3 minutes), 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



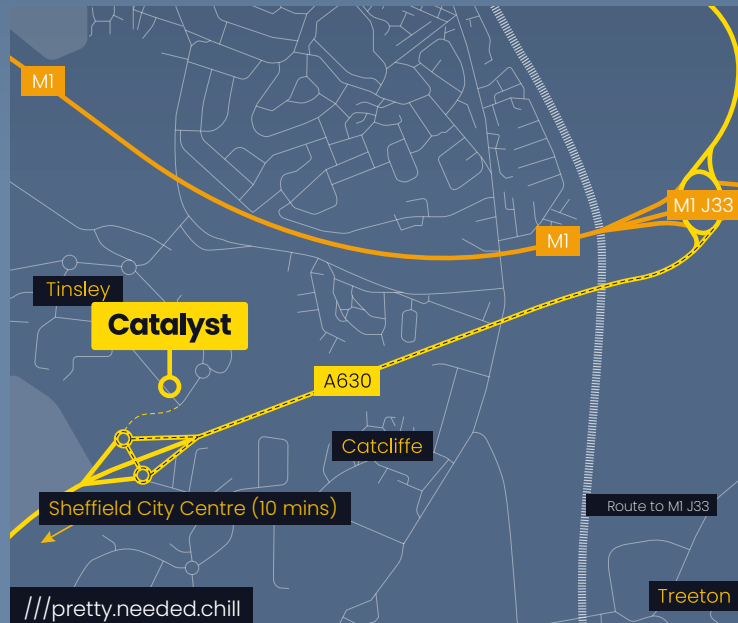
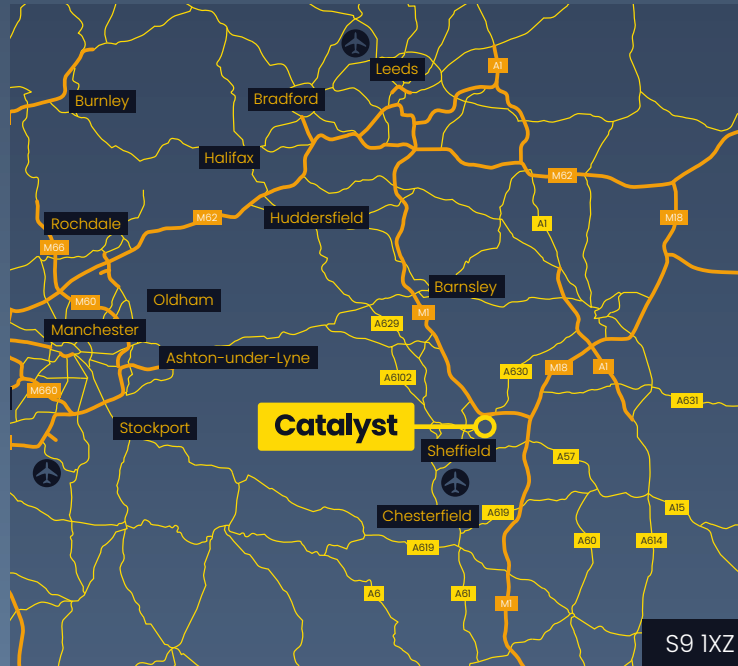
30% of the Sheffield workforce is under 30 years old



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			
Leeds	27	40	Sheffield	5.5	10
Manchester	40	65	Doncaster	18	27

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




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