



advanced
manufacturing park
Technology Centre



New high quality offices and workshops from 1,093 sq ft to 3,651 sq ft.

The AMP Technology Centre sits at the heart of the Advanced Manufacturing Park, a world class cluster of advanced manufacturing, engineering and environmental technology businesses and research facilities. Existing occupiers include Rolls Royce, University of Sheffield and TWI.

Forming part of the wider Waverley mixed use development, it is strategically located on the border of Sheffield and Rotherham, minutes from junction 33 of the M1 and the A630 Sheffield Parkway.

It is located within an Enterprise Zone which provides business rate relief. Onsite meeting rooms and conference facilities are available as is an onsite café providing hot and cold food in addition to a range of refreshments.



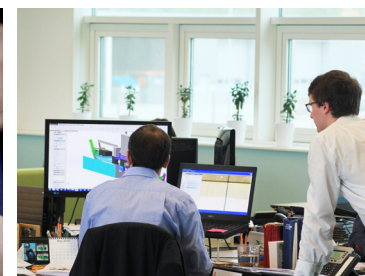
“Strategically located on the border of Sheffield and Rotherham, minutes from junction 33 of the M1”

Design & Specification

- BREEAM environmental rating of Very Good.
- High quality communal areas included double height glazed atrium, shower and toilet facilities, kitchen areas and passenger lift.
- Security fob entry system, CCTV, onsite management and security guarding.
- Secure car park and cycle store.
- High speed fibre Internet availability.
- Raised access floors to offices.
- 200 amp 3 phase power supply, compressed air supply, water and drainage to each workshop.
- 30 kN/m2 ground floor, 5kN/m2 mezzanine floor loading to workshops.
- 7.6m ceiling height in workshops (3.4m ceiling height under mezzanine) with electrically operated 5m high loading door.

Terms

The units will be available on flexible leases to be negotiated but typically for a three year term.



All Enquiries:

Creative Space
Management

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