

# Catalyst Sheffield

A HIGHLY PROMINENT  
INDUSTRIAL & WAREHOUSE DEVELOPMENT

28,310 SQ FT **FINAL UNIT REMAINING**



**ONE UNIT REMAINING**

[CATALYST-SHEFFIELD.CO.UK](http://CATALYST-SHEFFIELD.CO.UK)

**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

THE CAR SHOP

Catalyst

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.

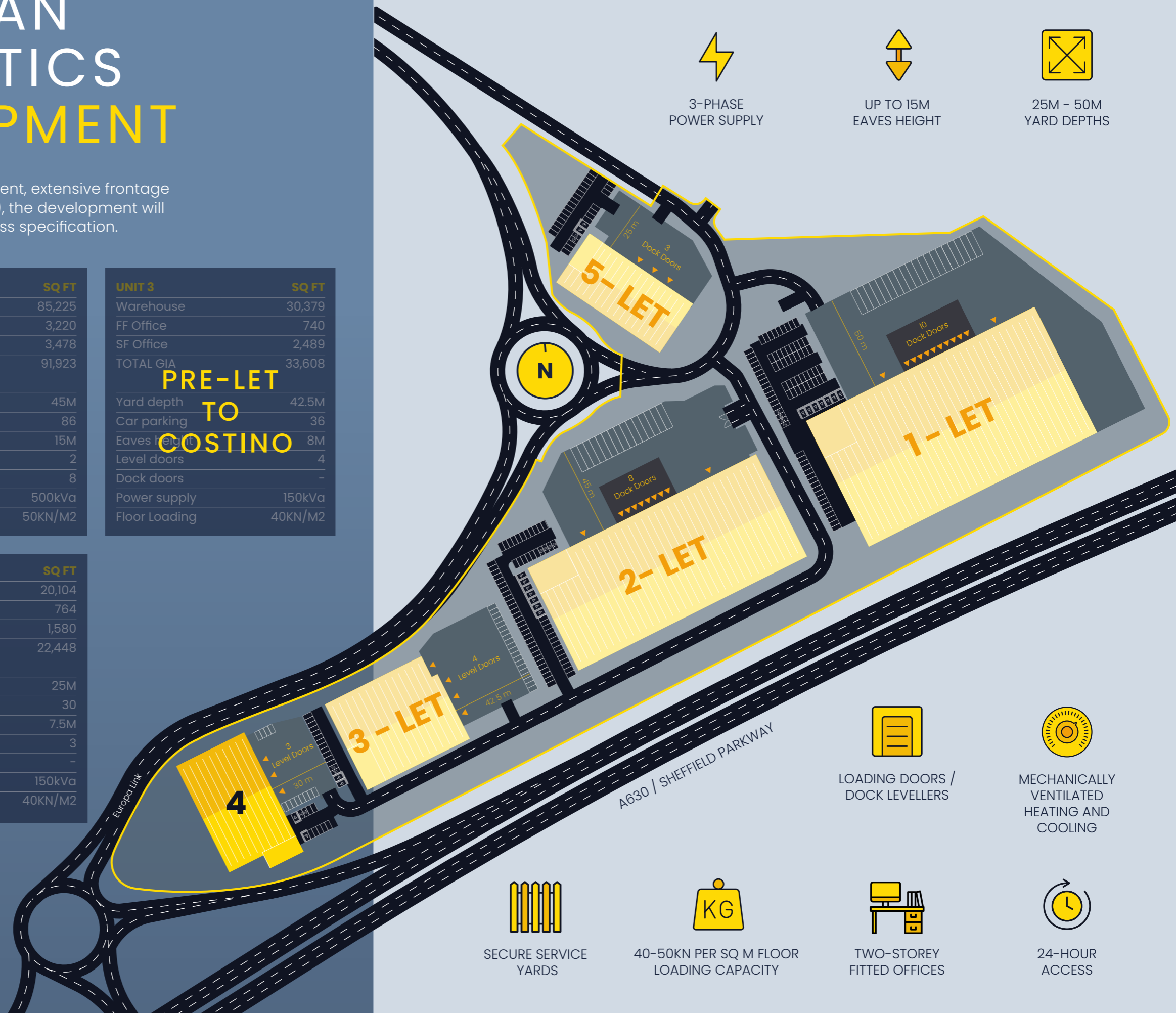
UNIT 1	SQ FT
Warehouse	101,215
FF Office	3,895
SF Office	4,057
TOTAL GIA	109,167
<b>PRE-LET TO JLA</b>	
Yard depth	50M
Car parking	108
Eaves height	15M
Level doors	2
Dock doors	10
Power supply	500kVa
Floor Loading	50KN/M2

UNIT 2	SQ FT
Warehouse	85,225
FF Office	3,220
SF Office	3,478
TOTAL GIA	91,923
<b>LET</b>	
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	30,379
FF Office	740
SF Office	2,489
TOTAL GIA	33,608
<b>PRE-LET TO COSTINO</b>	
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	25,533
FF Office	813
SF Office	1,964
TOTAL GIA	28,310
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	20,104
FF Office	764
SF Office	1,580
TOTAL GIA	22,448
<b>LET</b>	
Yard depth	25M
Car parking	30
Eaves height	7.5M
Level doors	3
Dock doors	-
Power supply	150kVa
Floor Loading	40KN/M2



3-PHASE POWER SUPPLY



UP TO 15M EAVES HEIGHT



25M - 50M YARD DEPTHS



LOADING DOORS / DOCK LEVELERS



MECHANICALLY VENTILATED HEATING AND COOLING



SECURE SERVICE YARDS



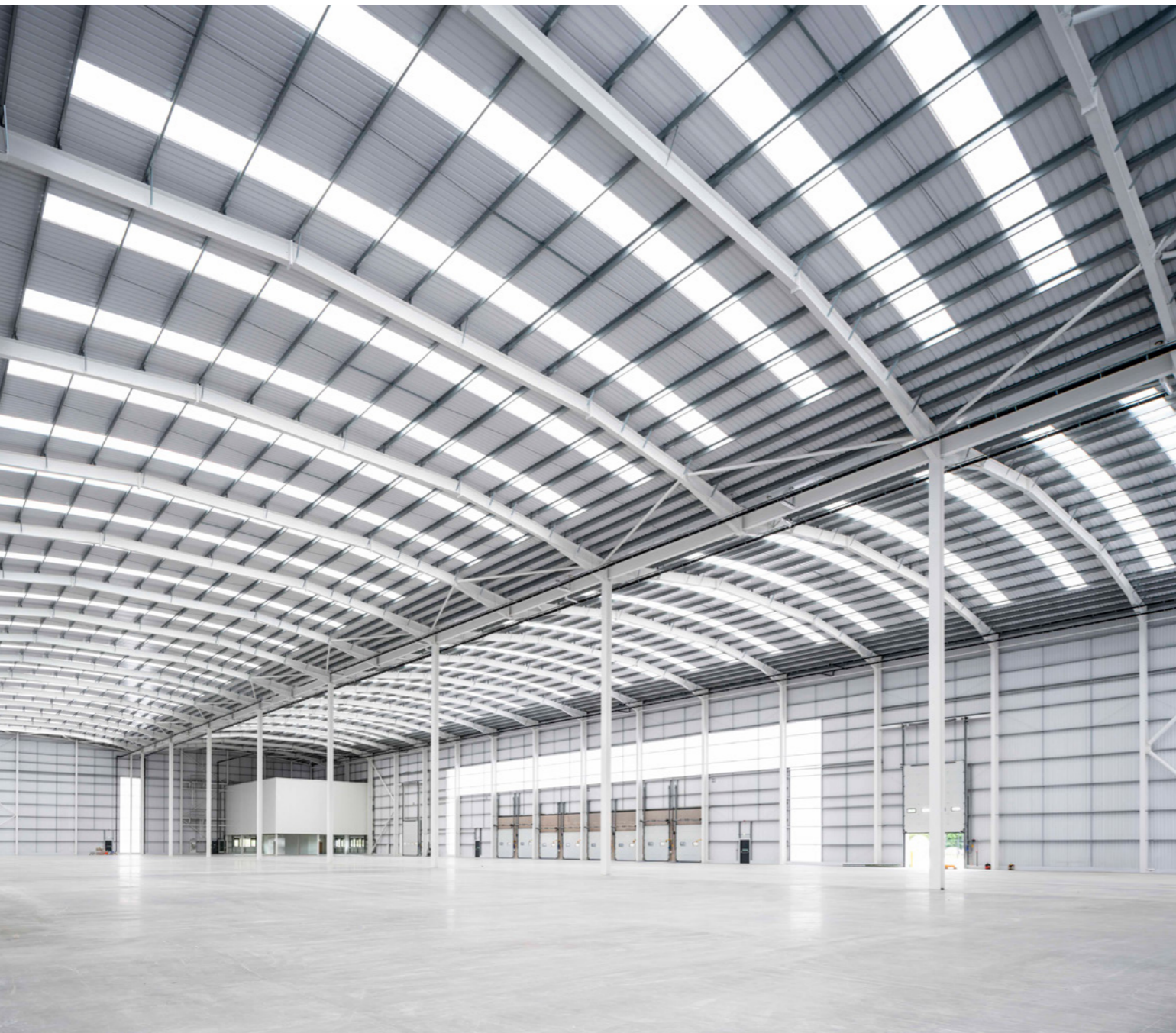
40-50KN PER SQ M FLOOR LOADING CAPACITY



TWO-STOREY FITTED OFFICES



24-HOUR ACCESS



# 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



# 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

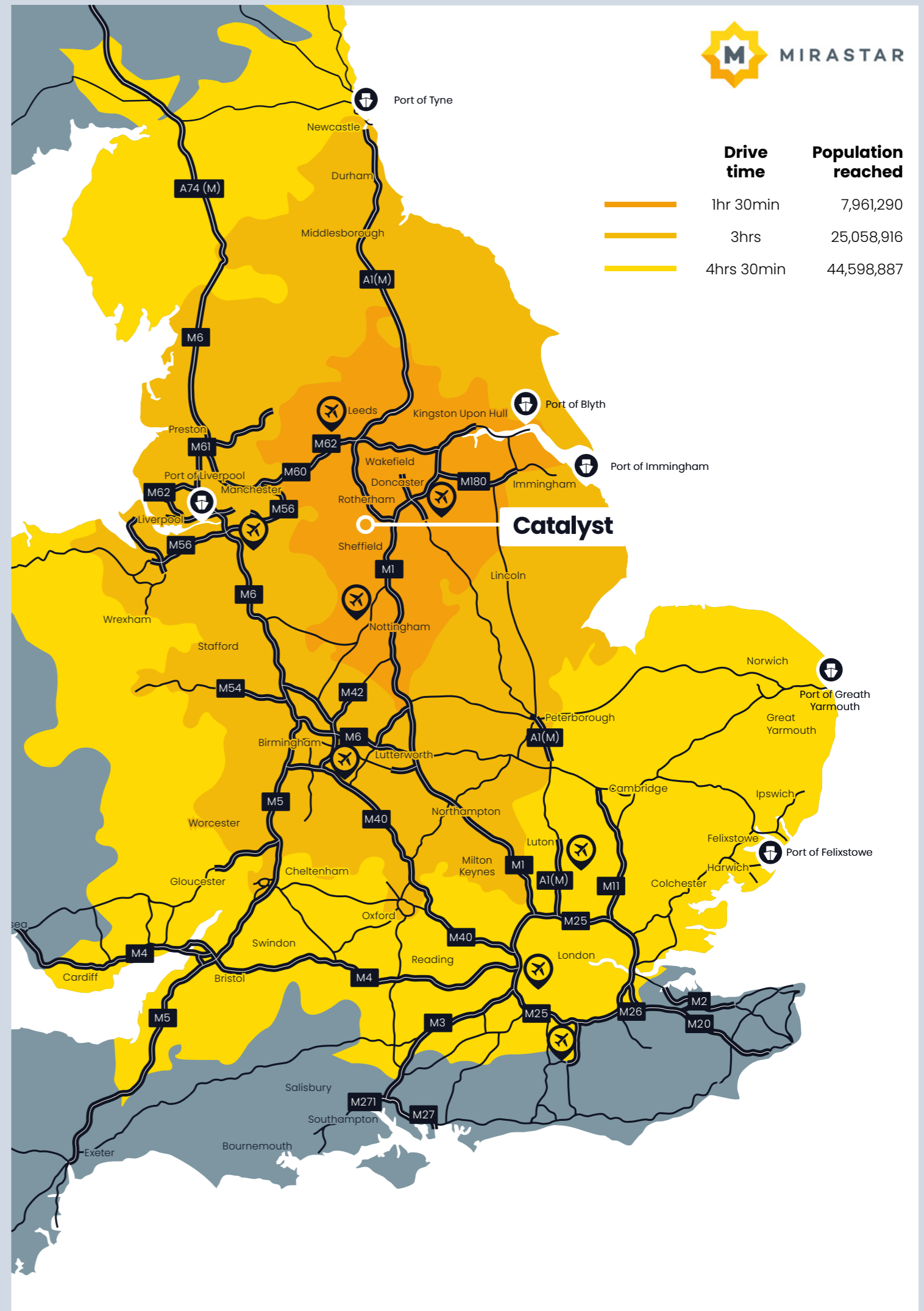


A 4.9% local unemployment rate, higher than the national average



75% OF THE UK POPULATION WITHIN 4.5 HOURS

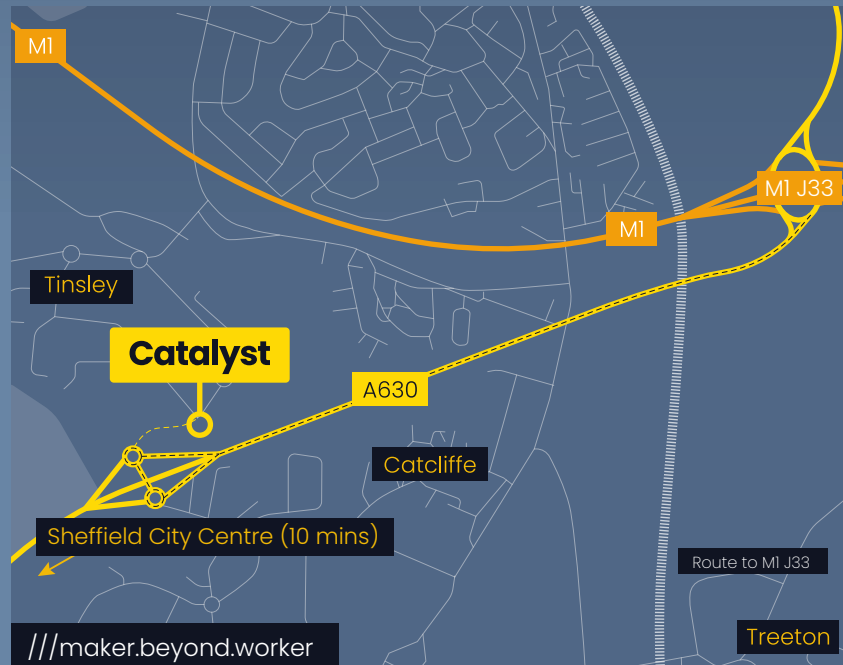
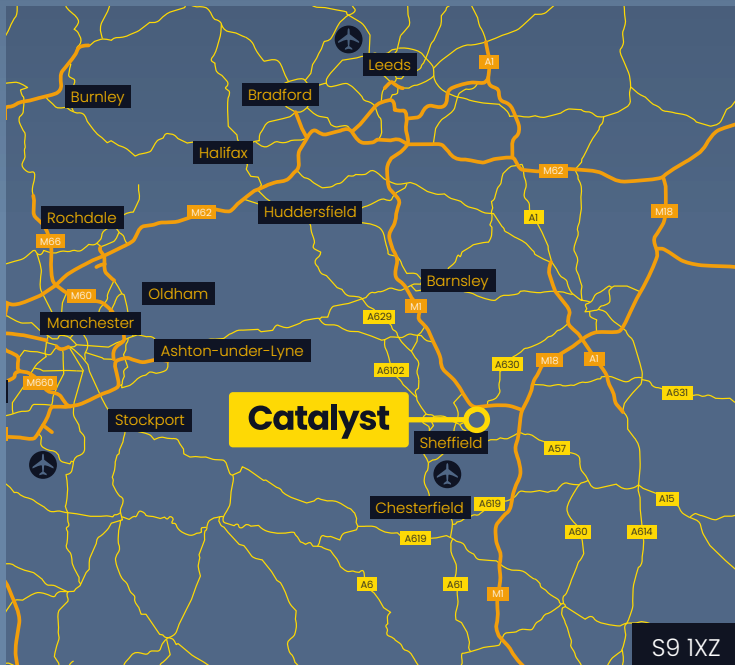
Source: NOMIS



# 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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