

Chance for fledgling firms to fly at the airport centre



Sheffield City Airport Business Centre business manager Alison Kirk

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SMALL and fledgling firms are being sought for a number of rare vacancies at the Sheffield City Airport Business Centre.

The centre, based in the terminal at the airport and heliport, is usually fully-let but a number of tenants are opting for larger accommodation as their leases expire.

"Several of our tenants are taking larger suites either within the business centre on the adjacent Sheffield Business Park," said business manager Alison Kirk.

"Our flexible, fully-serviced accommodation is ideal for small or new businesses until they are in a position to expand, as is the case at the moment.

"You could say we are a victim of our own success..."

"However, there is now a rare

opportunity for other businesses to benefit from our support."

The departure of the Immigration Service from the centre annexe has also opened up nearly a floor of space, which will be divided into smaller office suites.

The Business Centre, with its café and lounge areas, is home to a wide range of businesses from creative agencies to insurance brokers and flying schools, financial service providers, management training consultants and a beauty clinic.

Office suites ranging from 186 sq ft to 3000 sq ft are available at the centre with provides easy access to Sheffield and the surrounding region via the adjacent Parkway and Junction 33 of the M1.

●For further information, contact Alison on 0114 201 1998.

Recent milestones put the business park back on top

SHEFFIELD Business Park has reinforced its position as the largest business park in Yorkshire with a series of recent milestones.

High profile new occupiers, new phases of development and a second successful investment sale have all confirmed the 200-acre site's reputation as a prime commercial property location.

The park's latest tenant is Siemens IT Services Ltd, which is creating nearly 100 jobs with the opening of a new regional headquarters that will provide a base for its IT engineering and support services.

Siemens joins a growing number of high-tech companies, including Fluent Europe, Transaction Network Services, Networks by Wireless and ITM Power, to locate at the business park.

The company follows Gleeson Regeneration, which has taken 4,000 sq ft of space on the park's Europa Court

complex as home for its operations across England.

Part of the MJ Gleeson Group, Gleeson Regeneration specialises in large-scale housing projects funded and delivered in partnership with local authorities and other public agencies.

"One of our main attractions is our excellent location adjacent to Junction 33 of the M1 and a few minutes' drive from a major network rail link at Sheffield station," says Sheffield Business Park director of development Stephen Holme. "Both Siemens and Gleeson Regeneration recognised that a base here will contribute to the efficiency of their businesses."

Another new arrival is Kidz @ Work, one of the country's most advanced nurseries providing around 7,000 sq ft of facilities for 120 children.

Meanwhile, work has started on Zone 4, which will create a further 30,000 sq ft of office accommodation.

PROPERTY DOCTOR



By CLIVE STEVENS
Director, Lane Walker

QUESTION: why do some companies choose to locate away from the city centre in a business park environment?

ANSWER: Lane Walker have been involved as letting agents and development consultants at Thorncliffe Business Park for around 10 years and this park provides an excellent example of the benefits of an 'out-of-town' location.

Thorncliffe Park provides the traditional advantages of a business park in that it is located on a motorway junction (J.35a of the M1) and therefore provides great accessibility to the national road network for staff and visitors. This also avoids the daily grind of the rush-hour traffic which is frequently seen as the biggest disadvantage for city centre businesses.

The generous availability of on-site car parking is another significant factor in attracting occupiers and Thorncliffe Park has the unusual benefit of 'overflow' parking for those unexpected visitors.

It is worth a visit to see the quality and extent of the landscaping which is an additional bonus of a business park as a pleasant working environment can be reflected in productivity. Add to this 24-hour manned security and you begin to realise why companies such as Yorkshire Water, Balfour Beatty, Barrett Homes, Gleeson Homes, Miller Pattison and others chose Thorncliffe Park as their base.

One unusual benefit of Thorncliffe Park for occupiers is the extra on-site facilities that are available there. Thorncliffe has its own café which is useful for staff but also offers catering services to companies having meetings or presentations.

In addition there is an on site gymnasium and a nursery and these are beneficial to occupiers in attracting and keeping staff who value such facilities.

Although initially it is the quality of the buildings and the location that attracts companies to Thorncliffe Park, it is matters such as security, environment and the facilities that has made it so successful in retaining companies.

The business park has used Objective 1 funding to assist with the development of the zone, providing five new units with the potential to create a further 150 jobs. The accommodation will be available in suites ranging from 4,000 to 8,500 sq ft, marketed by Knight Frank, tel 0114 272 9750

More than 3,000 jobs have been created at the business park since the first units were built on the reclaimed Tinsley Park opencast site in 1999. The site is jointly owned by Kilmartin Property Group and Willow Road Investments and is home to a wide variety of occupiers, including several of Yorkshire's top 100 companies.

Detailed planning consent has been granted for more than 600,000 sq ft of offices, with a potential 900,000 sq ft in the pipeline. Bespoke units can be designed and ready for occupation within six months.