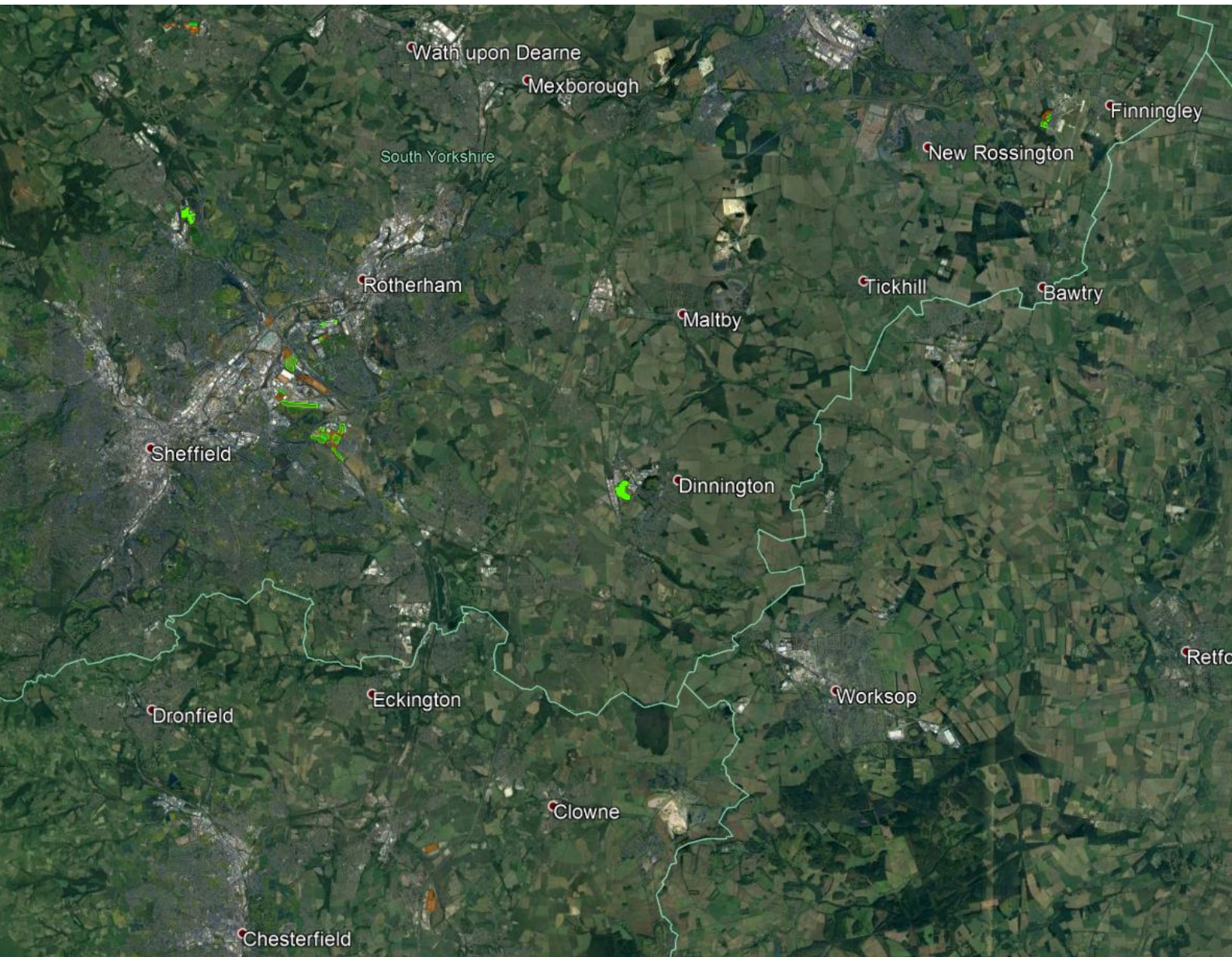


# Sheffield City Region Enterprise Zone Mapping

## Enterprise Zone Mapping Technical Note



**07 February 2020**

For Sheffield City Region

**Sheffield  
City Region**

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# 1 INTRODUCTION

## 1.1 Background

Sheffield City Region (SCR) have commissioned BNP Paribas Real Estate (BNPPRE) to calculate available land and use through an assessment of Enterprise Zones plots within the SCR. This exercise has been carried out previously in 2017 and 2019; this report is to update the findings of the 2019 report on any changes.

## 1.2 Source of Information

This report represents the data including the following:

- The Enterprise Zone Mapping Technical Note 2017 by Jacobs, along with maps of the Enterprise Zones
- The Enterprise Zone Site Overview 2017 excel sheet by Jacobs
- Shapefiles for each plot provided by SCR
- The Enterprise Zone Mapping Technical Note 2019 by BNP Paribas Real Estate, along with maps of the Enterprise Zones
- The Enterprise Zone Site Overview 2019 excel sheet by BNP Paribas Real Estate

## 1.3 Scope

The scope of work will include the Enterprise Zones within Sheffield City Region, as provided by SCR. The list of the Enterprise Zones included in this report listed as:

- Ashroyd Business Park;
- Shortwood Business Park;
- Europa Link (Sheffield Business Park);
- Tinsley Park;
- Templeborough;
- Advanced Manufacturing Park/Waverley;
- Markham Vale – North; and;
- Markham Vale – South,

The report will also cover sites that are not currently located within the Enterprise Zone. These include;

- Five plots at Doncaster Sheffield Airport

We are aware of the following sites previously included in the 2017 audit, but discounted in the 2018 audit and also in this instruction from Sheffield City Region:

- Smithywood Business Park
- Phase 2 Donnington

## 2 METHODOLOGY

Below briefly lists the method for this report.

### 2.1 Information Review

SCR provided a shapefile and the previous audits for the required plots across each Enterprise Zone. This information was checked against online sources including local planning portals.

### 2.2 Data Collection

To establish the status of each site, the previous audit, local planning portals and online marketing material were used. Each site was then viewed externally by Alexandra Lee on 08 and 21 January 2020.

SCR provided contacts within each relevant council to contact with any individual site queries, as follows:

- Tim O'Connell – Rotherham Metropolitan Borough Council
- Dean Hughes – Sheffield City Council
- Shaun Higginbottom – Barnsley Metropolitan Borough Council
- Peter Storey – Derbyshire County Council

### 2.3 Mapping

The size of each plot was determined from the shapefiles and checked using Promap software. These maps are provided in Appendix 1. Please note, these maps are for reference only and may not be accurate.



## 3 RESULTS

### 3.1 Ashroyd Business Park

Ashroyd Business Park is located south of Barnsley, South Yorkshire, off the A6195 between Tankersley and Hemingfield. The business park contains four Enterprise Zone plots, ranging from 1 hectare to 3.39 hectares.

#### 3.1.1 Plot 1

The largest Enterprise Zone plot in the Business Park of 3.39 hectares. The site was fully developed in 2012 and contains a 205,000 sq. ft. unit on site, occupied by Euramax (also since 2012.)

#### 3.1.2 Plot 2a

Plot 2a consists of a 2.6 hectare Enterprise Zone plot with a 165,000 sq. ft. unit occupied by Universal Components.

#### 3.1.3 Plot 2b

The neighbouring Plot 2b measuring 1.91 ha. is currently vacant and has no active marketing. We understand that the site has planning from 2015 for four smaller units of 4,000 – 11,000 sq. ft. with a shared service yard.

#### 3.1.4 Plot 4a

The smallest Enterprise Zone plot on the business park occupied by Store First since 2013. The unit is 50,000 sq. ft.

#### 3.1.5 Plot 4b

A 1.12 hectare plot currently under construction as a speculative 52,000 sq. ft. industrial unit by Network Space. The unit is advertised as a high quality industrial unit benefitting from fully fitted ground floor and first floor offices, 80 car parking spaces, 5 loading doors and secure yard. At day of inspection, the unit is nearing end of construction and is due to be available from April 2020. The unit is advertised as to let to for sale

### 3.1.6 Overview and Comparison to 2019 Audit

Figure 3.1 shows the breakdown of Ashroyd Business Park's development status.

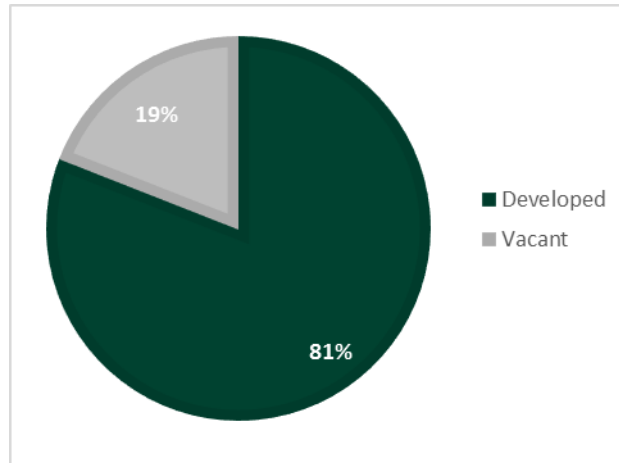


Figure 3.1: Ashroyd Business Park Breakdown

Figure 3.1 details that 19% (Plot 2b of 1.91 hectares) remains undeveloped.

The only change compared to the previous audit is the construction of a speculative build by Network Space to deliver a 52,500 sq. ft. unit on Plots 4b. The previous 2019 audit mentioned the upcoming construction of the unit.

For information, remaining plots on the business park (Plot 3 and Plot 5 which are not within in the enterprise zone) are advertised as Design and Build Opportunities. Unit 3 is advertised as a 94,500 sq. ft. industrial unit whilst Plot 5 offers four units currently under construction, ranging from 10,990 sq. ft. to 21,700 sq. ft.

## 3.2 Shortwood Business Park

Shortwood Business Park is located close to Ashroyd Business Park, off the A6195 and approximately 1 mile from J36 of the M1 motorway. There are two Enterprise Zones on this park, Shortwood Site 1 and Shortwood Site 2.

Both sites are fully developed and occupied.

### 3.2.1 Shortwood Site 1

The zone totalling 1.29 hectares consists of 8 units split amongst 4 businesses as following:

- Unit 21: FLYME
- Unit 22, 23 & 24: BetterYouLtd
- Unit 25, 26 & 27: Barber of Sheffield Ltd
- Unit 28: Complete Pipework Supplies Ltd

### 3.2.2 Shortwood Site 2

Site 2 of 2.10 hectares is split into 2 units for 6 businesses.

- Unit 1A: LexBright
- Unit 1B: Euroscan XRay
- Unit 1C: Next Gen Glazing Ltd
- Unit 1D: Matsuko Direct Ltd
- Unit 1E & 1F: DE Group
- Unit 2A – F: DHL

The site is fully developed and occupied.

### 3.2.3 Overview and Comparison to 2019 Audit

Figure 3.2 details the breakdown of Shortwood Business Park's development status.

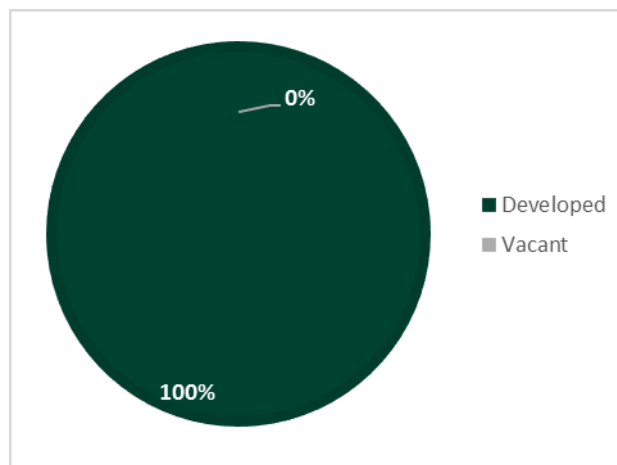


Figure 3.2: Shortwood Business Park Breakdown

Figure 3.2 shows that Shortwood Business Park is fully developed.

The business park remains fully developed and occupied, with slight changes in tenants.

### 3.3 Europa Link (Sheffield Business Park)

Located adjacent to Tinsley Park (Section 3.4) and between Junction 33 and 34 of the M1. Two sites form the business park, with a combined area of just over 21 hectares.

#### 3.3.1 Tinsley Bridge & Broomcos Site (Phases 1 to 3)

Part of Sheffield Business Park and occupied by Tinsley Bridge Group. Most of the site has been developed and occupied by Tinsley Bridge Group; there is 0.62 hectare of land adjoining the site to the north which is currently vacant. There is a planning application for redevelopment of the site into a range of smaller units but no action is present on site.

#### 3.3.2 Sheffield Business Park Phase 2

Currently owned by the University of Sheffield, a 15.30 hectare site currently advertised with planning consent for over 900,000 sq. ft. of B1, B2 and B8 use.

#### 3.3.3 Overview and Comparison to 2019 Audit

Figure 3.3 details the breakdown of Europa Link's development status

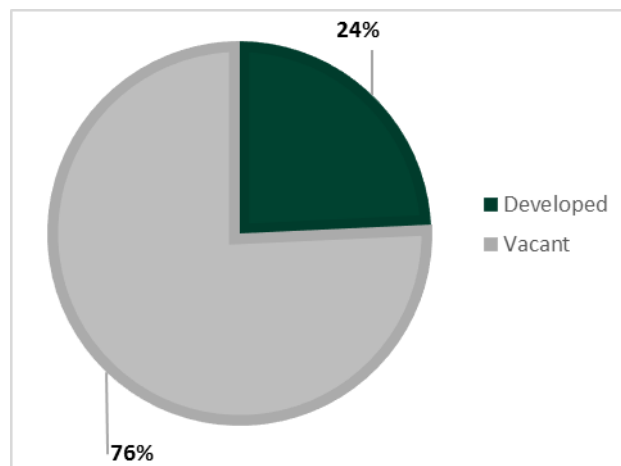


Figure 3.3: Europa Link Breakdown

Figure 3.3 shows that the majority of Europa Link is vacant, primarily Sheffield Business Park Phase 2.

There is no change compared to the 2019 audit.



### 3.4 Tinsley Park

A range of plots distributed north of Sheffield Business Park, off Junction 34 of the M1.

#### 3.4.1 Outo Kumpu

The former Outo Kumpu steel works site of 19.60 hectares currently owned by Peel Holdings with the intention to develop 800,000 sq. ft. logistics led business park. To date, Peel Logistics have constructed two units for Phase One, with Arthrex occupying 44,925 sq. ft. and ITM power occupying 133,914 sq. ft. Phase two construction is yet to commence, but is advertised as three units, 84,238 sq. ft., 229, 667 sq. ft. and 345,177 sq. ft.

#### 3.4.2 SIRFT 1 & 2

SIRFT 1 & 2 are both currently advertised for let, Unit 1 is currently occupied temporarily by Royal Mail Distribution Centre as a temporary industrial unit until 31 January 2020. Unit 2 is also advertised as available for let (currently occupied by Marks & Spencer for distribution.) The two units total over 626,000 sq. ft. of industrial space.

#### 3.4.3 SIRFT 3

Fully developed site occupied by Aggregate Industries Ltd.

#### 3.4.4 Blade

Fully developed site occupied by Great Bear Logistics in 400,000 sq. ft. industrial unit.

#### 3.4.5 Overview and Comparison to 2019 Audit

Figure 3.4 details the breakdown of Tinsley Park's development status.

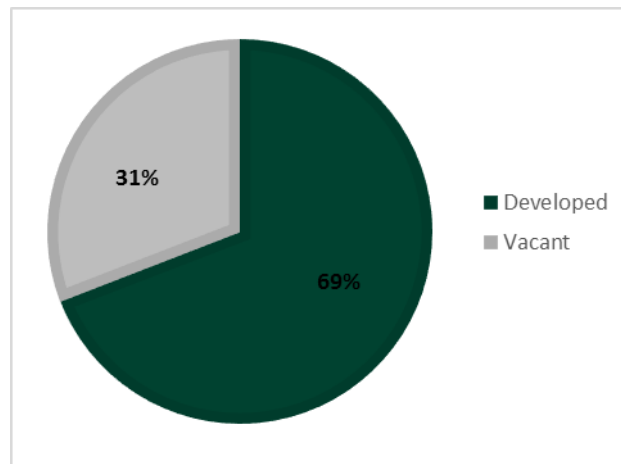


Figure 3.4: Tinsley Park Breakdown

Figure 3.4 shows the vacant space on the previous Outo Kumpu site represents 31% of the total Enterprise Zone space in this area.

Since the 2019 audit, Peel Logistics have developed Phase One of Bessemer Park, constructing two units which are now fully let. Unit 1 of SIRFT has been let on a temporary basis until the end of January 2020 to Royal Mail, it was previously vacant.

### 3.5 Templeborough

Located on the A6178 between Junction 34 of the M1 Motorway and Rotherham, Templeborough Enterprise Zones consists of 3 plots over 5.16 hectares.

#### 3.5.1 MTL

The largest plot of Templeborough and owned by MTL. Currently open storage land for containers.

#### 3.5.2 Magna 34

0.9 hectares of undeveloped land over two plots. There has been planning permission approved in February 2018 for a speculative build by Jaguar Estates for 38,000 sq. ft. of space. This is yet to commence.

#### 3.5.3 Ignite

Vacant plot of 0.84 hectares

#### 3.5.4 Overview and Comparison to 2019 Audit

Figure 3.5 details the breakdown of Templeborough's development status.

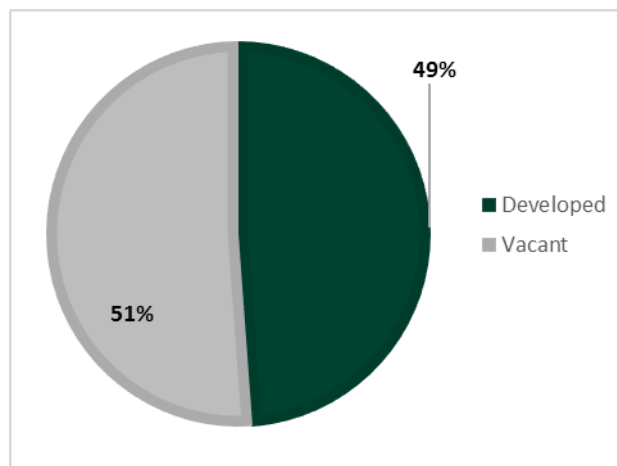


Figure 3.5: Templeborough Breakdown

Figure 3.5 shows the vacant space available in Templeborough, totalling 2.64 hectares between Magna 34 and Ignite.

There is no major change compared to the 2017 or 2019 audit.

### **3.6 Advanced Manufacturing Park (AMP/Waverley)**

Located off the A630 south of Rotherham and east of Sheffield, the Enterprise Zone consists of 42.24 hectares of land.

#### **3.6.1 HC Plot 1**

A vacant 4.76 hectare site at the entrance to the Advanced Manufacturing Park; owned by Harworth Estates and advertised by both them and RIDO.

#### **3.6.2 HC Plot 2**

A fully developed plot of 2.28 hectares containing the University of Sheffield's AMRC Training Facility in 60,000 sq. ft. unit. Harworth Estates are the freeholder.

#### **3.6.3 HC Plot 3 & Plot 4**

Vacant land of 5.10 hectares in total. A playground has been built in the south corner of the plot measuring approximately 0.7 ha.

#### **3.6.4 HC Plot 5**

A fully developed plot of 2.51 hectares; occupied by Marstons Public House ("The Winter Green") and a new build housing scheme developed by Avant Homes providing approximately 60 homes.

#### **3.6.5 HC Plot 6**

Vacant land of 4.74 hectares in total.

#### **3.6.6 AMP Technology Centre**

A fully developed plot of 1.46 hectares, containing the AMP Technology Centre, a 74,125 sq. ft. building, in occupation since 2006.

#### **3.6.7 Evolution**

Fully developed 2 hectares of land split into 12 units occupied by 11 businesses including Rolls Royce, Xeros Ltd, Sarclad and Arrow Technical. One unit (Unit 15) is currently vacant and marketed.

#### **3.6.8 AMP Plot 22b**

A 4.69 hectare vacant plot owned by Rolls Royce.

#### **3.6.9 AMP Plot 23/24**

Fully developed 6.9 hectare plot known as "Revolution" occupied by Metalysis, Excel, Nikken and others. McLaren occupy the north west corner of the plot.

#### **3.6.10 AMP Plot 25/26**

A 7.8 hectare vacant plot advertised as "Amplify." Ground works have commenced on part of the site in preparation for the next phase of industrial units.

### 3.6.11 Overview and Comparison to 2019 Audit

Figure 3.6 details the breakdown of Advanced Manufacturing Park development status.

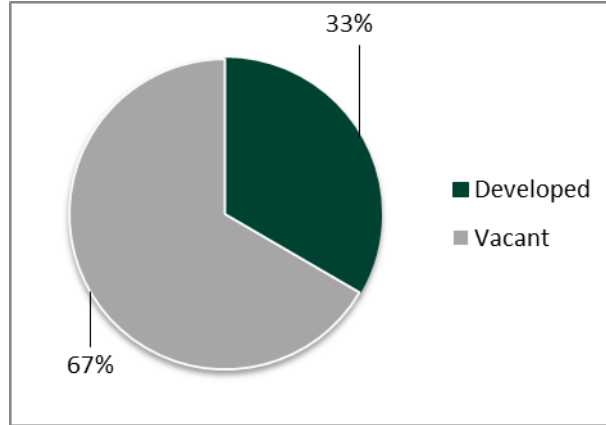


Figure 3.6: Advanced Manufacturing Park Breakdown

There is no change in development status.

Compared to the 2019 audit, the only major change sees the completion of the “Revolution-2” units and the Avant Homes Scheme. Site works have commenced on part of plot AMP 25/26 in preparation for a design and build industrial unit.



### 3.7 Markham Vale North

Markham Vale North is the latest development of the Markham Vale Development, situated close to J29a of the M1 motorway. Of the 28 hectare site, 6.5 hectares lie within the Enterprise Zone, made up of three individual plots.

#### 3.7.1 Plot 1a

Great Bear Logistics developed this 9.55 hectare site (of which 5.17 hectares fall into the Enterprise Zone) into a 480,000 sq. ft. industrial unit.

#### 3.7.2 Plot 1b

The adjacent 0.57 hectare plot has been developed to occupy Protec (a manufacturer and supplier of temporary protection materials.)

#### 3.7.3 Plot 1c

A 2.31 hectare plot (of which 0.79 hectares is Enterprise Zone) has been developed to occupy Sterigenics (a sterilisation healthcare company).

#### 3.7.4 Overview and Comparison to 2019 Audit

Figure 3.7 shows the breakdown of Markham Vale North's Enterprise Zones.

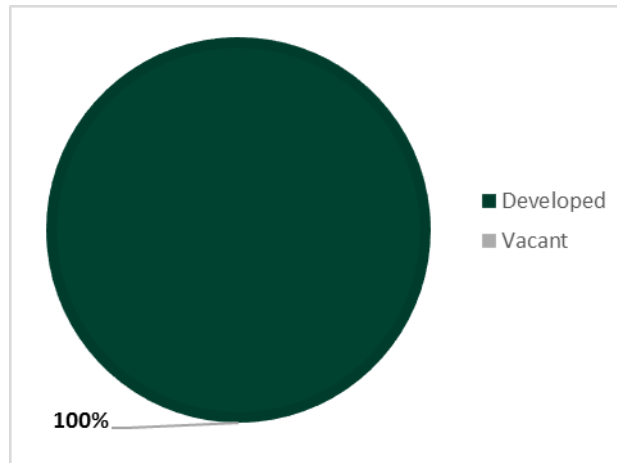


Figure 3.8: Markham Vale North Enterprise Zone Breakdown

Figure 3.7 shows all the Enterprise Zones are now fully developed.

Since the 2019 audit, Plot 1b has been fully developed and is now occupied by Protec.

### 3.8 Markham Vale South

Referred to as Markham Vale South for the purposes of this document (but referred to Markham Vale East online), the 12.97 hectare site consists of two plots (10.4 hectares and 2.57 hectares). The site has direct access to J29a of the M1 motorway, near the village of Duckmanton.

#### 3.8.1 Plot 1a

10.6 hectare site has been developed by Great Bear Logistics into a 480,000 sq. ft. industrial unit.

#### 3.8.2 Plot 1b

A 2.59 hectare site developed by Inspirepac with a 100,250 sq. ft. building.

#### 3.8.3 Overview and Comparison to 2019 Audit

Figure 3.8 details the breakdown of Markham Vale South Enterprise Zones.

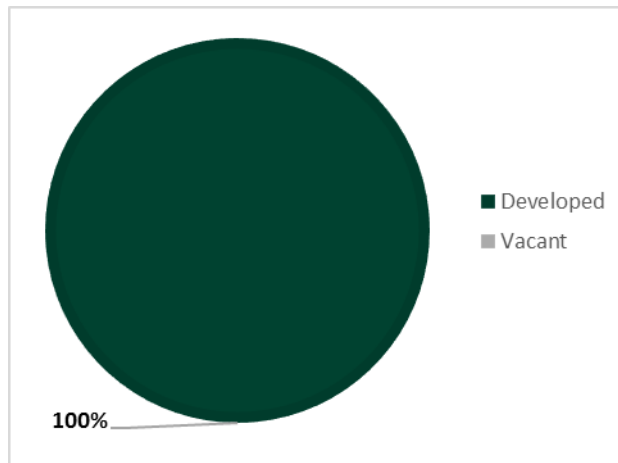


Figure 3,8: Markham Vale South Enterprise Zone Breakdown

As shown, Markham Vale South Enterprise Zone's are fully developed.

There is no change compared to the 2017 and 2019 audit.

### 3.9 Doncaster Sheffield Airport (Not Enterprise Zone)

Located adjacent to Doncaster Sheffield Airport, 9.46 hectares of land split into 5 plots, easily accessible from J3 of the M18 motorway.

#### 3.9.1 Plot 3A/F

A 2.89 hectare plot currently vacant.

#### 3.9.2 Plot 3B/C

A 2.23 hectare plot part developed and part under development. The northern part of the site has completed development of 12 industrial units which are yet to be occupied. The development is marketed as “Avro Park.” The southern part of the plot is currently under development for two speculative build industrial units.

#### 3.9.3 Plot 3D

A 1.7 hectare plot currently vacant.

#### 3.9.4 Plot 3G

A 1.8 hectare plot currently vacant.

#### 3.9.5 RHAD Plot

Completion of ‘Skypark’ for 3 units (17,000 sq. ft, 7,000 sq. ft. and 20,000 sq. ft.) by Robin Hood Airport Developments Limited in 2019. Current occupiers are:

- Unit 1A-D: Energise
- Unit 2A-B: JST Group
- Unit 3A: Runflat Systems
- Unit 3B: Yorkshire Rose Motorhomes Ltd
- Unit 3C: Pristine

#### 3.9.6 Overview and comparison to 2019 audit

Figure 3.9 details Doncaster Sheffield Airports sites breakdown.

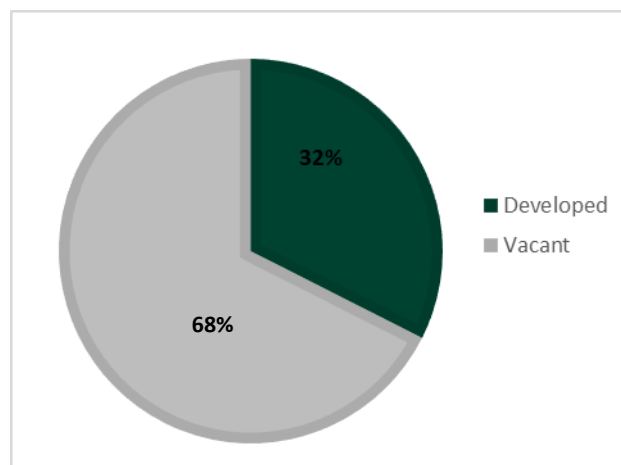


Figure 3.9: Doncaster Sheffield Airport Site Breakdown

Since the 2019 audit, development has completed on the RHAD plot (now fully occupied) and part of the 3B/C site (yet to be occupied.) The southern part of plot 3B/C is currently under development by Trebor.



## 4 SUMMARY

### 4.1 Overall Summary of Zones

Table 4.1 shows the breakdown of the 8 Enterprise Zones within the SCR alongside the plots at Doncaster Sheffield Airport.

Site	Total Size (ha.)	Developed		Vacant		Change in developed land since 2019
		Size (ha.)	%	Size (ha.)	%	
Ashroyd Business Park	10.02	8.11	81%	1.91	19%	↑ 1.12ha
Shortwood Business Park	3.39	3.39	100%	0	0%	-
Europa Link	21.02	5.1	24%	15.92	76%	-
Tinsley Park	46.66	32.26	69%	14.40	31%	↑ 5.20 ha
Templeborough BRR	5.16	2.52	49%	2.64	51%	-
Advanced Manufacturing Park / Waverley	42.24	14.10	33%	28.14	67%	
Markham Vale North	6.53	6.53	100%	0	0%	↑ 0.57 ha
Markham Vale South	12.97	12.97	100%	0	0%	-
<b>Enterprise Zone Total</b>	<b>147.99</b>	<b>84.98</b>	<b>57%</b>	<b>63.01</b>	<b>43%</b>	<b>↑ 6.89 ha</b>
Doncaster Sheffield Airport	9.46	3.07	32%	6.39	68%	↑ 2.27 ha
<b>Final Total</b>	<b>157.45</b>	<b>88.05</b>	<b>56%</b>	<b>69.40</b>	<b>44%</b>	<b>↑ 9.16 ha</b>

#### Overall Comments

- There is a fairly even split between vacant and developed land.
- Developed land within the Enterprise Zone is up 3% from 2019 (9.16ha.) largely due to the development of Phase One of Bessemer Park at the Outokumpu site in Tinsley Park.
- The majority of the vacant land is within the Advanced Manufacturing Park and Europa Link.
- Shortwood Business Park, Markham Vale North and Markham Vale South are all fully developed and occupied.
- The largest vacant plot of land is the Outo Kumpu site in Tinsley Park at 19.60 ha, followed by Sheffield Business Park Phase 2 at Europa Link at 15.30 ha.

### Changes in development since 2019

- Ashroyd Business Park: Plot 4b has been developed speculatively
- Tinsley Park: Peel Holdings have developed the first phase of Bessemer Park at the Outokumpu site
- Markham Vale North: Protec have developed the final available EZ plot
- Doncaster Sheffield Airport: Plot 3B/C has been developed to provided 12 x industrial units (complete) and 2x industrial units (yet to complete.)

## 4.2 Summary of Vacant Sites

Site	Plot	Size (Ha.)
Ashroyd Business Park	2(b)	1.91
Europa Link	Tinsley Bridge & Broomco Site	0.62
	Sheffield Business Park Phase 2	15.30
Tinsley Park	Outokumpu Site	14.40
Templeborough	Magna 34	0.90
	Ignite	0.84
	MTL	0.90
Advanced Manufacturing Park/Waverley	HC Plot 1	4.76
	HC Plot 3 & 4	5.10
	HC Plot 6	4.74
	AMP Plot 22b	4.60
	AMP Plot 23/24	1.13
	AMP Plot 25/26	7.80
Doncaster Sheffield Airport (Non EZ)	Plot 3A/F	2.89
	Plot 3D	1.7
	Plot 3G	1.8
<b>Total</b>	<b>15 Plots</b>	<b>69.39</b>

#### 4.3 Summary of Vacant Units available to buy or let

Site	Plot	Description
Ashroyd Business Park	4(b)	Speculative build of 52,500 sq. ft. industrial unit due to complete April 2020. Currently advertised to buy or let.
Tinsley Park	SIRFT 1&2	Advertised as currently available (Unit 1 currently occupied by Royal Mail until January 2020)
Advanced Manufacturing Park/Waverley	AMP Plot 23/24	One unit available at 13,223 sq. ft.
	Evolution	Unit 15 is available at 3,641 sq. ft.
Doncaster Sheffield Airport	Plot 3B/C	Avro Park providing 12 units totalling 20,000 sq. ft. Avion has two units of 45,876 sq. ft. and 59,159 sq. ft. available

#### 4.4 Summary of Jobs provided within the SCR Enterprise Zones

The table below summarises the change in jobs provided within the Enterprise Zones.

Enterprise Zone	No of plots	Measure	Audits			Comparison to previous audit	% Change to previous audit	Comment on Change
			Dec-17	Jan-19	Jan-20			
Ashroyd Business Park	5	No of businesses	3	3	3	0	0%	The biggest employer on site (Plot 1, Euromax) have made over 60 people redundant since the previous audit. Plot 4b is nearing completion but is yet to be occupied.
		No of jobs	363	375	297	-78	-20.80%	
Shortwood Business Park	2	No of businesses	12	13	13	0	0%	Both plots remain fully occupied. Overall jobs in Shortwood 1 remains at 120 due to equal reduction in jobs at BetterYouLtd but expansion at Complete Pipework Supplies Ltd and FLYME. Five of the six tenants within Shortwood 2 have employed more employees in the last year with only DHL reducing employees, for an overall net gain of jobs of 32.
		No of jobs	201	289	321	+32	+11.07%	
Europa Link	2	No of businesses	1	1	1	0	0%	TBC
		No of jobs	Not available	210	TBC	TBC	TBC	
Tinsley Park	3	No of businesses	3	3	6	+3	100%	TBC
		No of jobs	Not available	Not available	TBC	TBC	TBC	

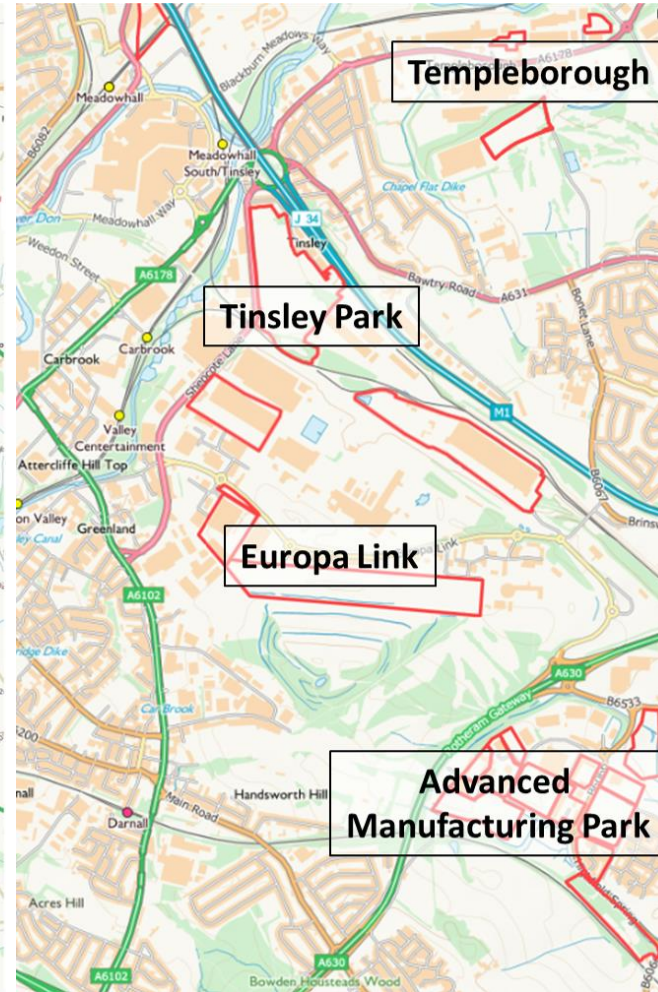
Enterprise Zone	No of plots	Measure	Audits			Comparison to previous audit	% Change to previous audit	Comment on Change
			Dec-17	Jan-19	Jan-20			
Templeborough BRR	3	No of businesses	1	1	1	0	0	The number of jobs provided in 2017 and 2019 is unavailable. There is no change in the businesses located in the zone so it could be assumed there is little change in number of jobs provided.
		No of jobs	Not available	Not available	TBC	TBC	TBC	
Advanced Manufacturing Park / Waverley	11	No of businesses	15	20	TBC	TBC	TBC	TBC.
		No of jobs	494	730	TBC	TBC	TBC	
Doncaster Sheffield Airport	5	No of businesses	0	0	5	5	500%	TBC
		No of jobs	0	0	TBC	TBC	TBC	
Markham Vale North	3	No of businesses	1	2	3	1	+50.00%	The large increase in jobs is largely due to the Great Bear Logistics whose total has risen to 271 from 67.
		No of jobs	0	67	287	220	+328.36%	Numbers are yet to be supplied for the new unit occupied by Protec.

Enterprise Zone	No of plots	Measure	Audits			Comparison to previous audit	% Change to previous audit	Comment on Change
			Dec-17	Jan-19	Jan-20			
Markham Vale South	2	No of businesses	2	2	2	0	0	Inspirepac (Plot 1b) have employed 23 extra jobs whilst Great Bear Logistics (Plot 1a) have employed 210 extra jobs.
		No of jobs	237	390	623	233	+59.74%	
Total	36	No of businesses	38	45	TBC	TBC	TBC	
		No of jobs	1295	2061	TBC	TBC	TBC	

# APPENDIX 1 – MAPS & PHOTOS



# Overall Map of SCR Enterprise Zones





# Ashroyd & Shortwood Business Park

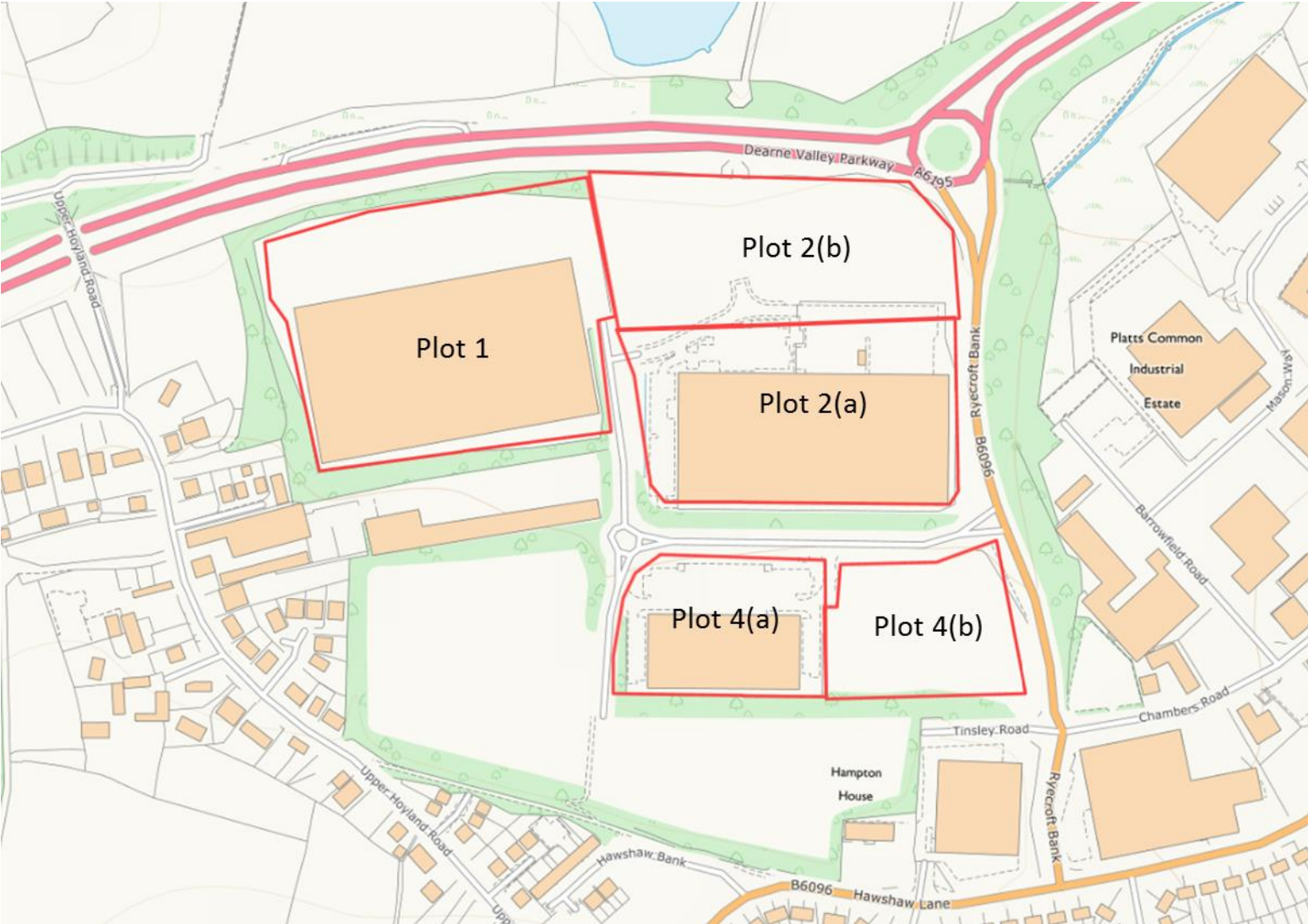




Ashroyd Business Park - Aerial



**Ashroyd Business Park – Red Line Map**





## Ashroyd Business Park – Photos



Plot 1 - Euramax



Plot 2a – UC Universal Components



Plot 2b - Vacant



Plot 4b – Under development by Network Space



Road entrance to further development outside Enterprise Zone for Plot 3 and Plot 5



Advertising hoarding for units on Plots 4b (EZ) and Plots 3 and 5 (non-EZ)

**Aerial Photo of Ashroyd Business Park**





**CGI of Units 3, 4 and 5 speculative developments at Ashroyd Business Park**



**CGI of 52,000 sq. ft. industrial unit at Plot 4**





Shortwood Business Park - Aerial



**Shortwood Business Park - Red Line Map**





**Shortwood Business Park – Photos**



Shortwood 2 Tenant Board  
(needs to be updated)



Shortwood 2



Shortwood 2



Shortwood 1 Tenant Board  
(needs to be updated)



Units 2A-2F



Units 1A – 1F



**Attercliffe and Meadowhall Area**



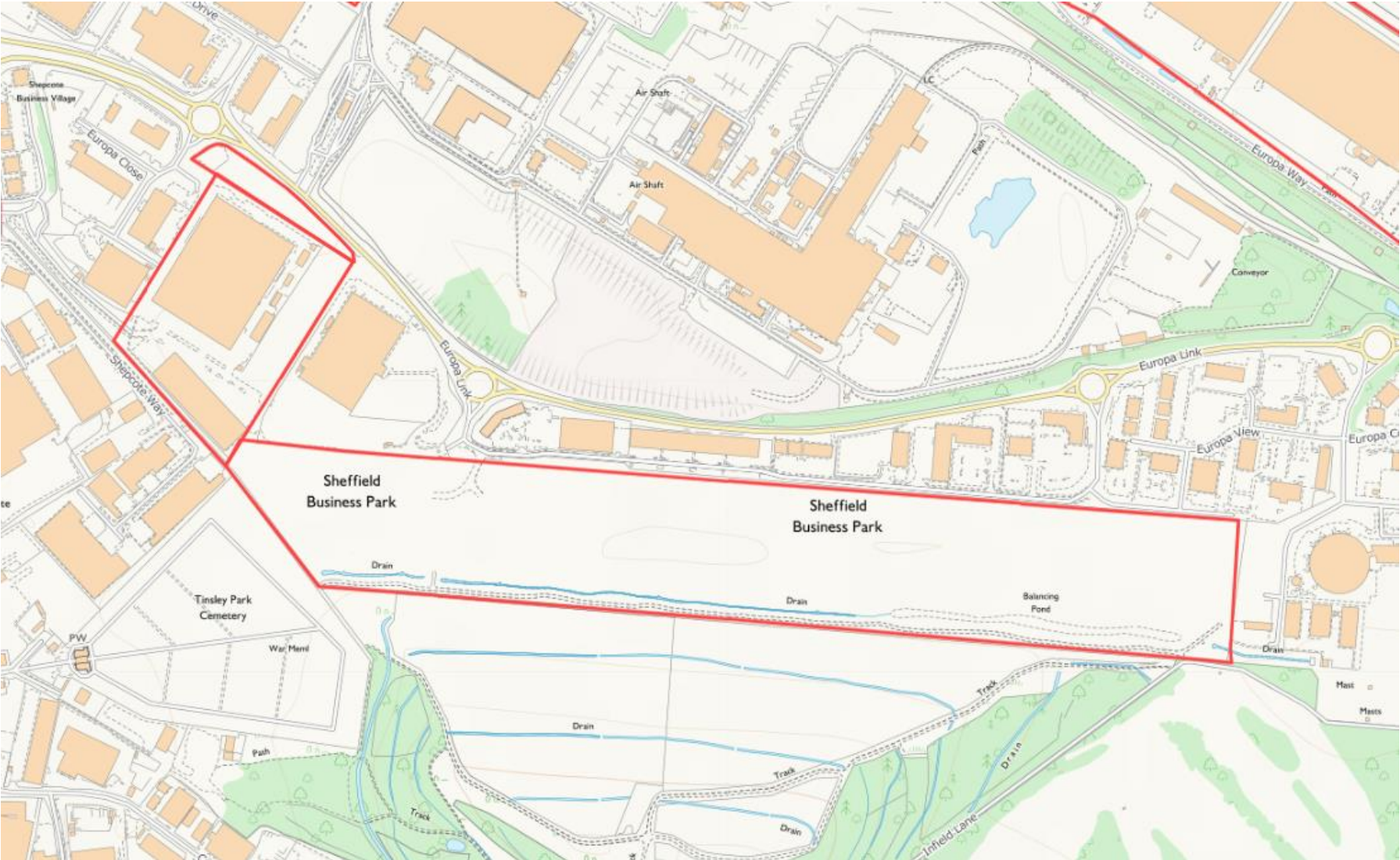


Europa Link - Aerial





**Europa Link – Red Line Map**



**Europa Link – Photos**



Advertising Hoarding for Sheffield Business Park Phase 2



Vacant land at Sheffield Business Park Phase 2



Vacant land at Sheffield Business Park Phase 2



Tinsley Park occupied by Tinsley Bridge Group Engineering Solutions



Tinsley Park occupied by Tinsley Bridge Group Engineering Solutions



Tinsley Park occupied by Tinsley Bridge Group Engineering Solutions

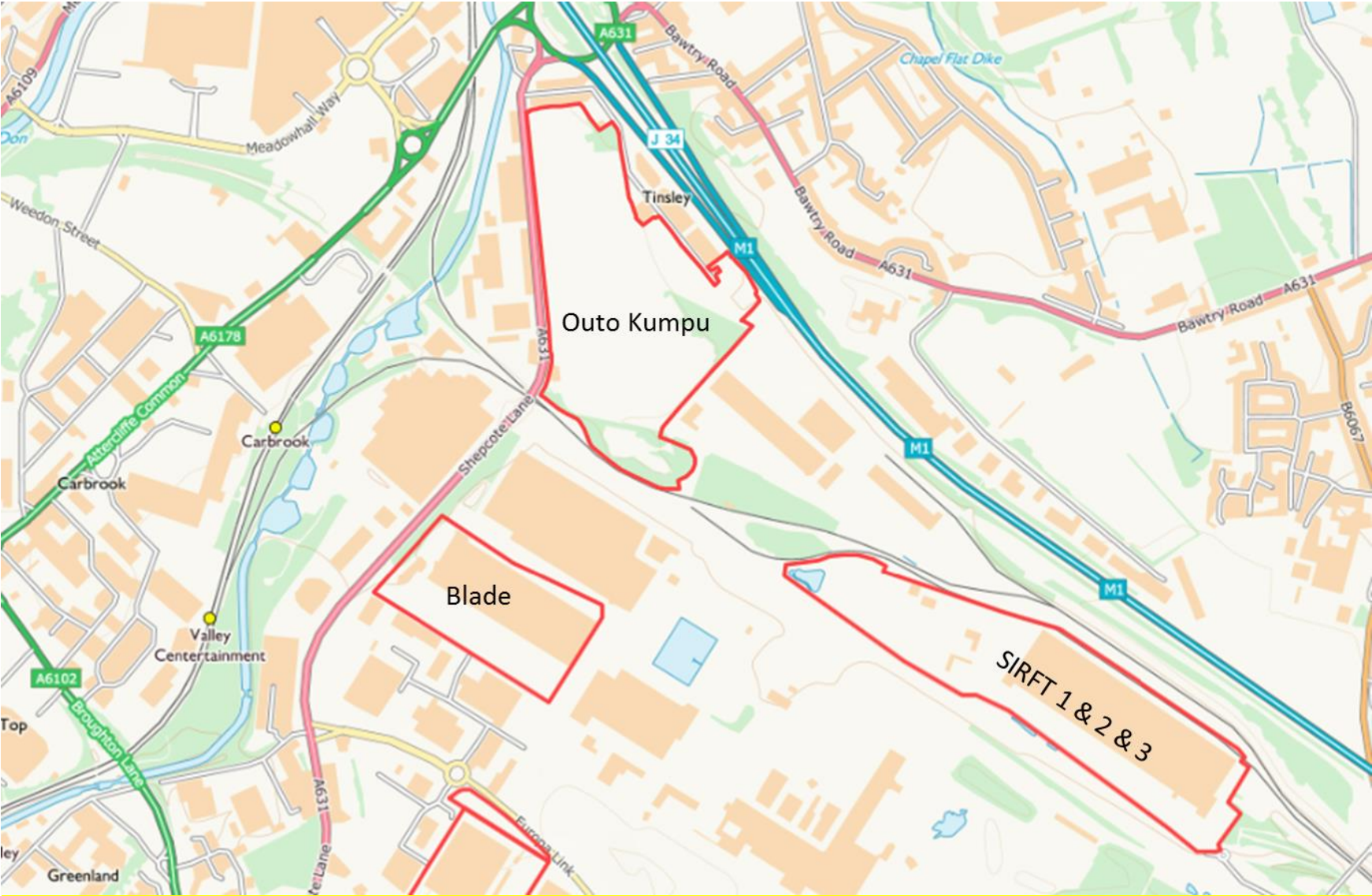


Tinsley Park - Aerial





Tinsley Park – Red Line Map



## Tinsley Park – Photos



Blade – Occupied by Great Bear Logistics



Blade – Occupied by Great Bear Logistics



SIRFT Unit 1 – Temporarily occupied by Royal Mail until January 2020



SIRFT Unit 2 – Currently occupied by Marks and Spencer Distribution



SIRFT Unit 3 – Occupied by Aggregate Industries



Outo Kumpu – Phase One Bessemer Park (Developed)





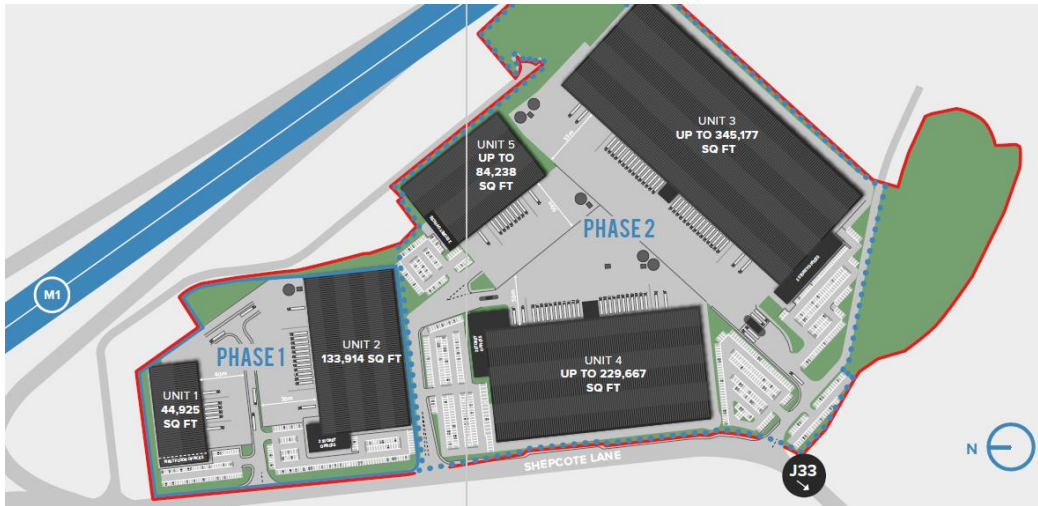
Outo Kumpu – Phase One Bessemer Park (Developed)



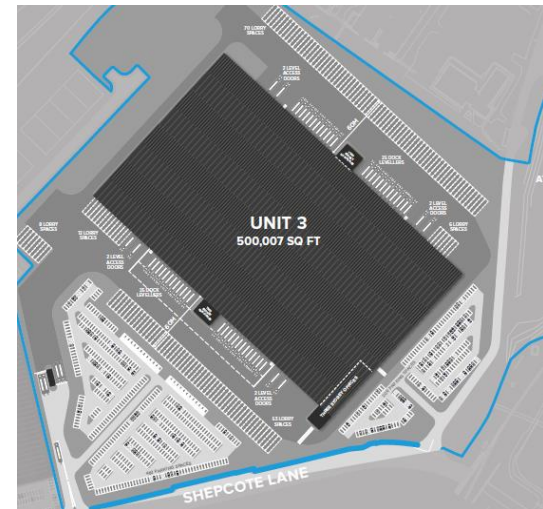
Outo Kumpu – Phase Two Bessemer Park Advertising Hoarding



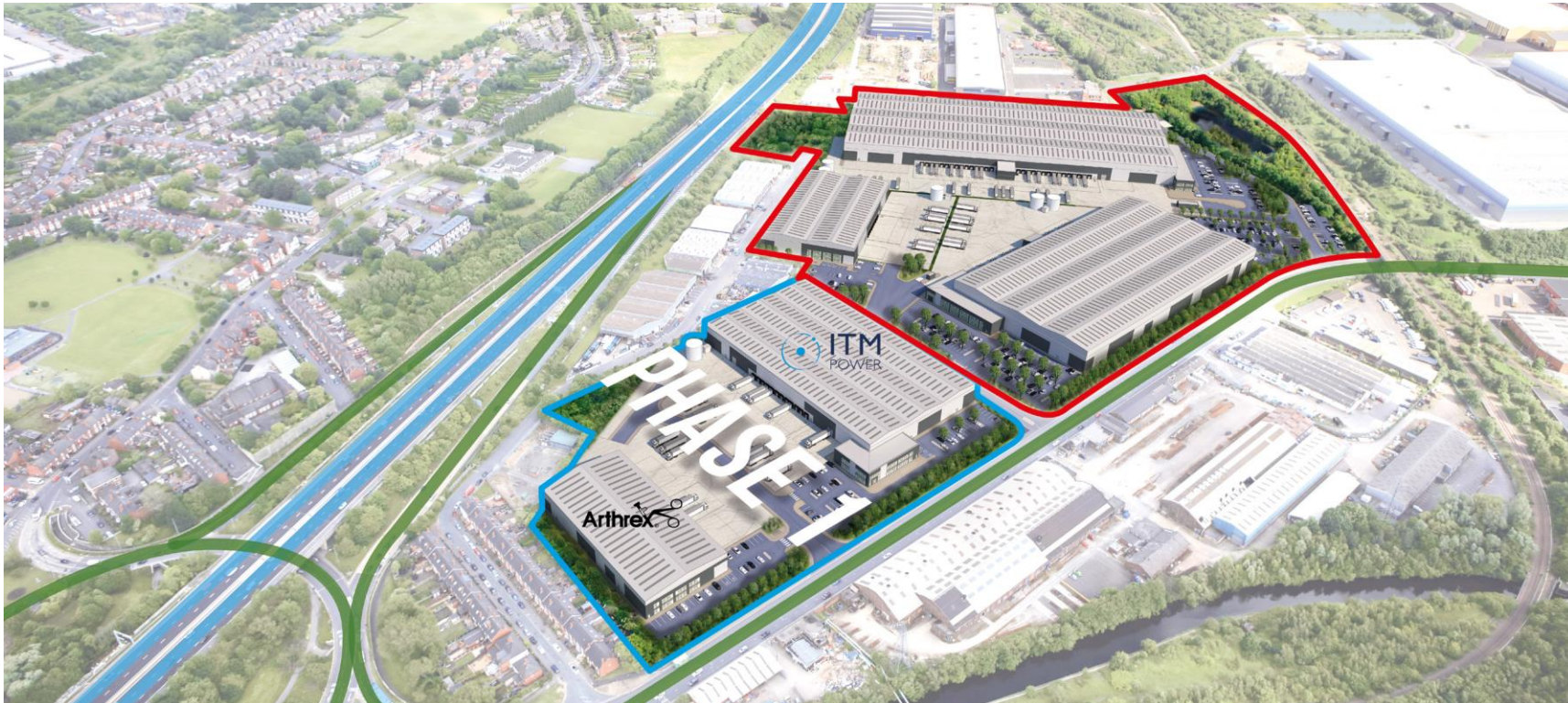
Outo Kumpu – Phase Two Bessemer Park (Vacant)



Outo Kumpu Site – Phase 1 Complete (Units 1 & 2), Phase Two Option One



Outo Kumpu Site – Phase Two Option Two



CGI of Bessemer Park Phase One (now complete and let) and Phase Two

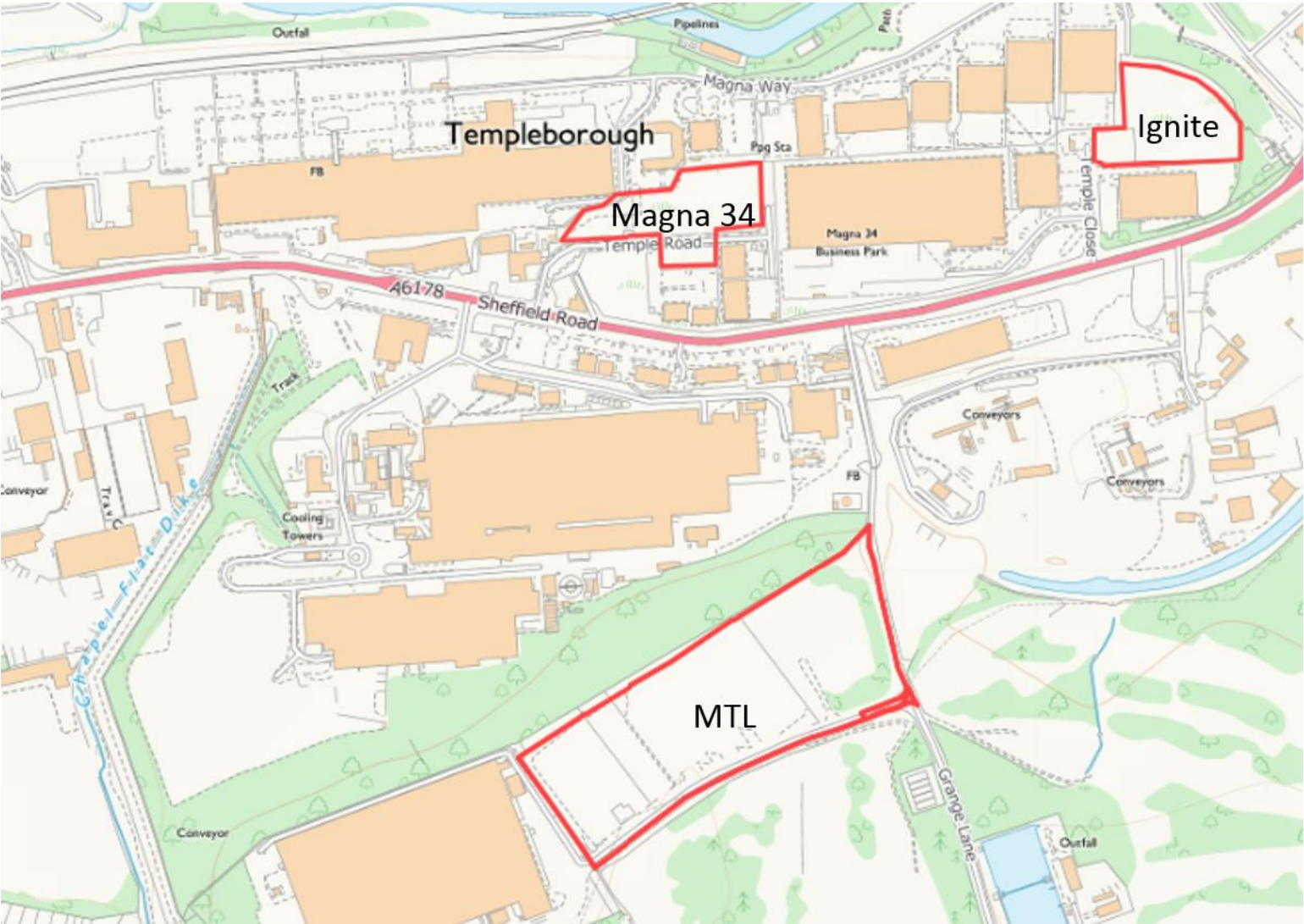


Templeborough – Aerial Map





Templeborough – Red Line Map



## Templeborough – Photos



MTL Entrance



Ignite



Magna 34



Marketing for Magna 34 (Plot A & B) and Ignite (Plot F)

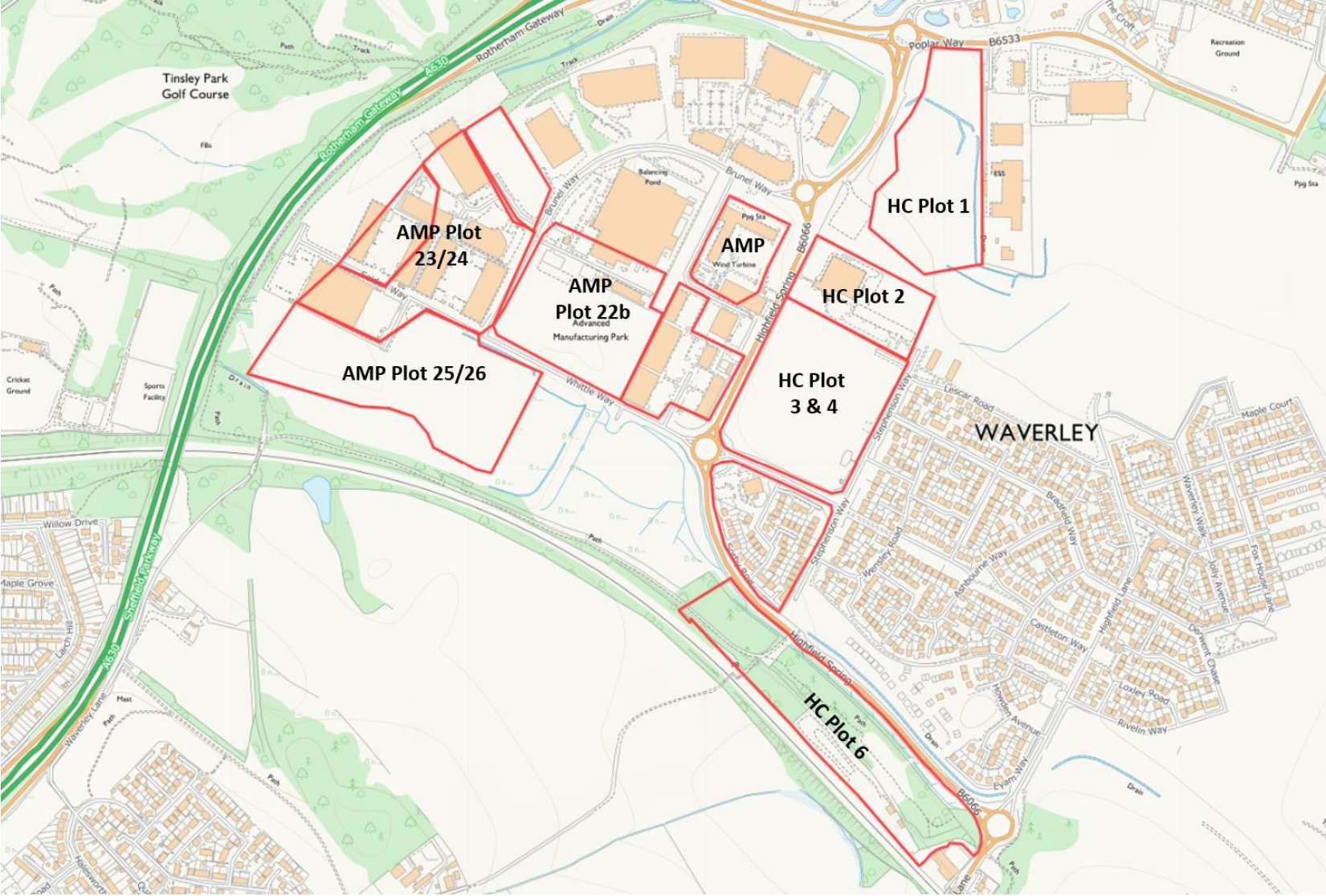


# Advanced Manufacturing Park – Aerial Map





# Advanced Manufacturing Park – Red Line Map



## Advanced Manufacturing Park – Photos



Plot 1 - Vacant



HC Plot 2 – AMRC Training Centre



HC 3 & 4 – Vacant



HC Plot 5 – Avant Homes Scheme



HC Plot 5 – The Winter Green

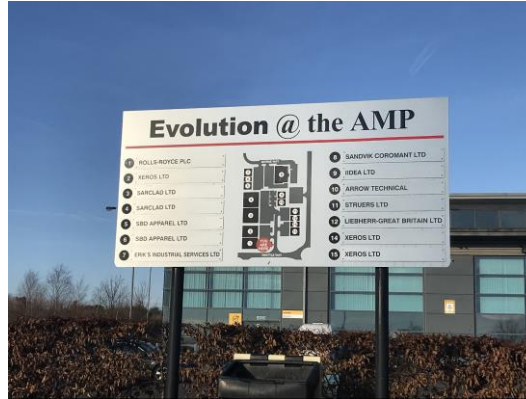


HC Plot 6 boundary





AMP Plot



Evolution Plot – Tenancy Schedule



Evolution



Evolution



Plot 23/24 - Revolution



Plot 23/24 - Revolution



Plot 23/24 - Revolution



Plot 23/24 - Revolution



Plot 23/24 - Revolution



AMP Plot 25/26 – McLaren Unit and Site works on vacant part of site

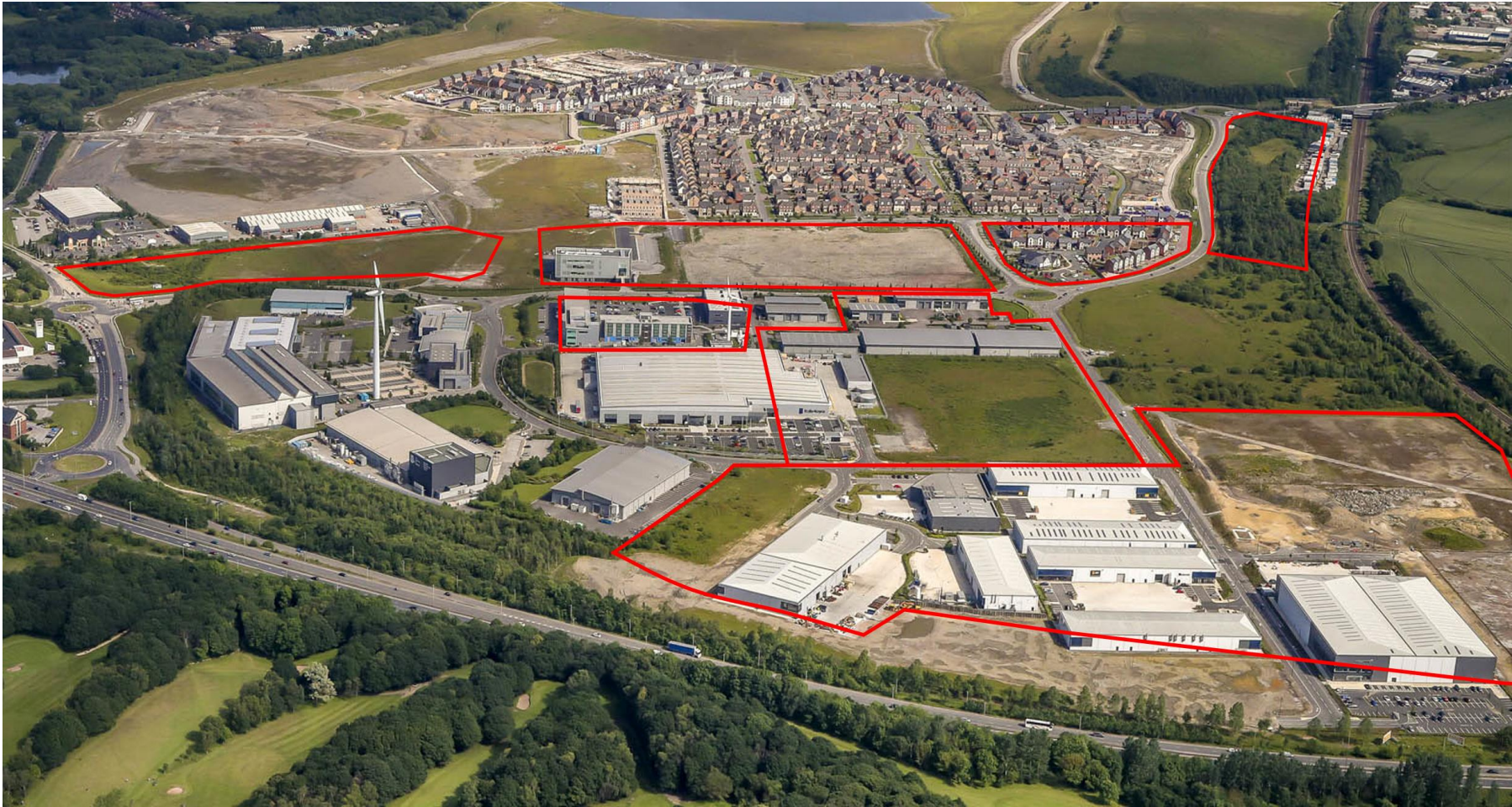


AMP Plot 25/26 – Vacant Site



AMP Plot 25/26 – McLaren unit

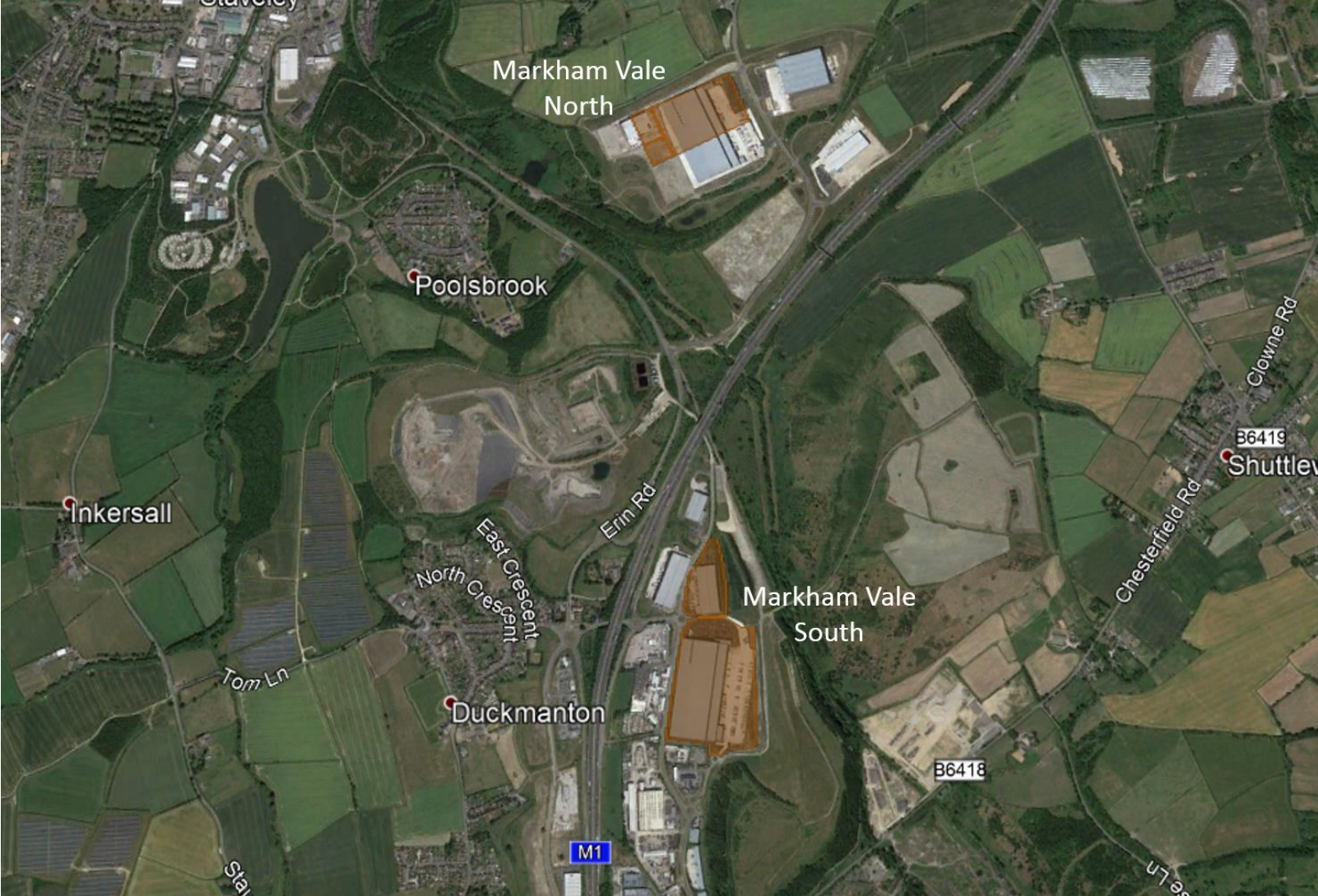




Advanced Manufacturing Park Aerial – Red Line indication only



Markham Vale





Markham Vale North Aerial



**Markham Vale North Red Line**





## Markham Vale North Photos



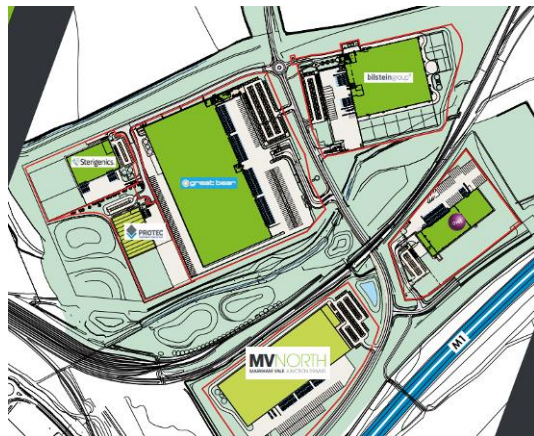
Plot 1A – Great Bear Distribution



Plot 1B - Protec



Plot 1C – Sterigenics



Markham Vale North Masterplan



Markham Vale North Aerial

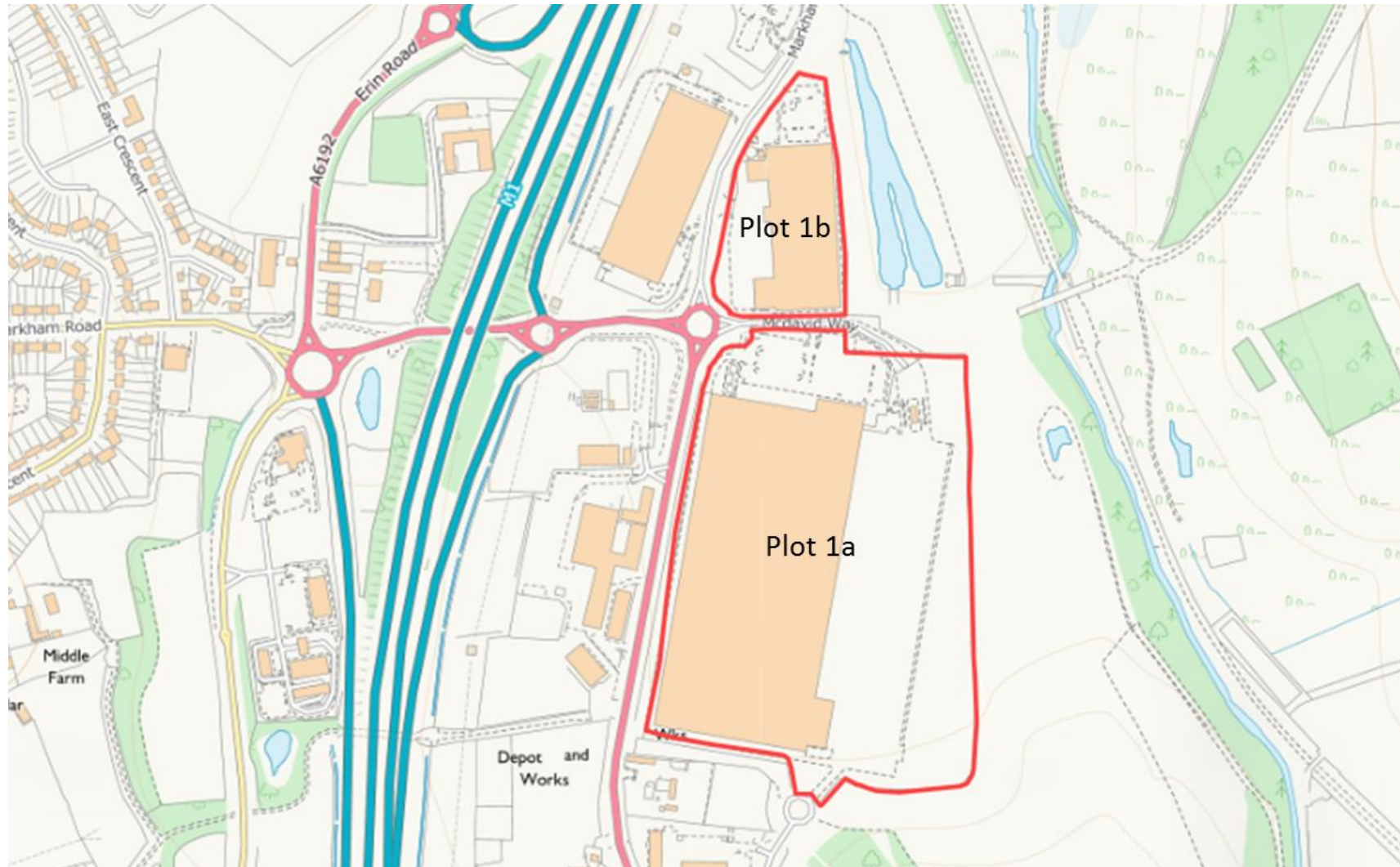


Markham Vale South Aerial





## Makrham Vale South Red Line



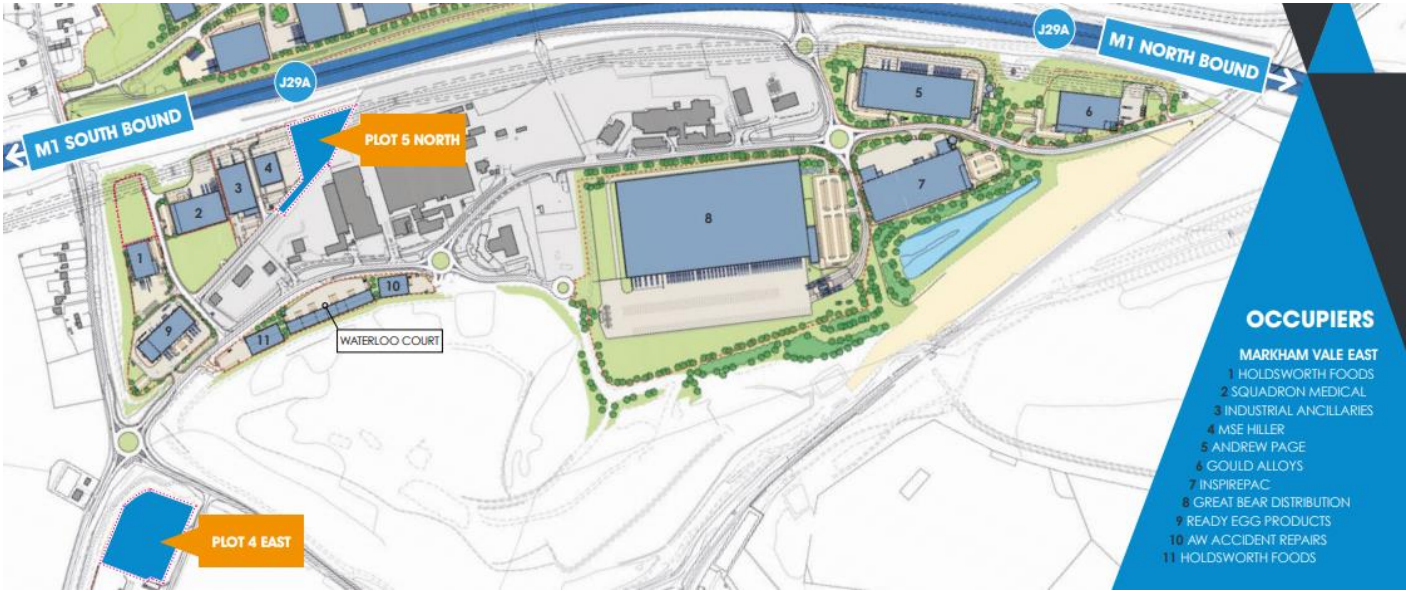
**Markham Vale South Photos**



Plot 1a – Great Bear Distribution



Plot 1b - Inspirepac



Markham Vale South Brochure (advertised as Markham Vale East). Plots 7 & 8 are EZ.

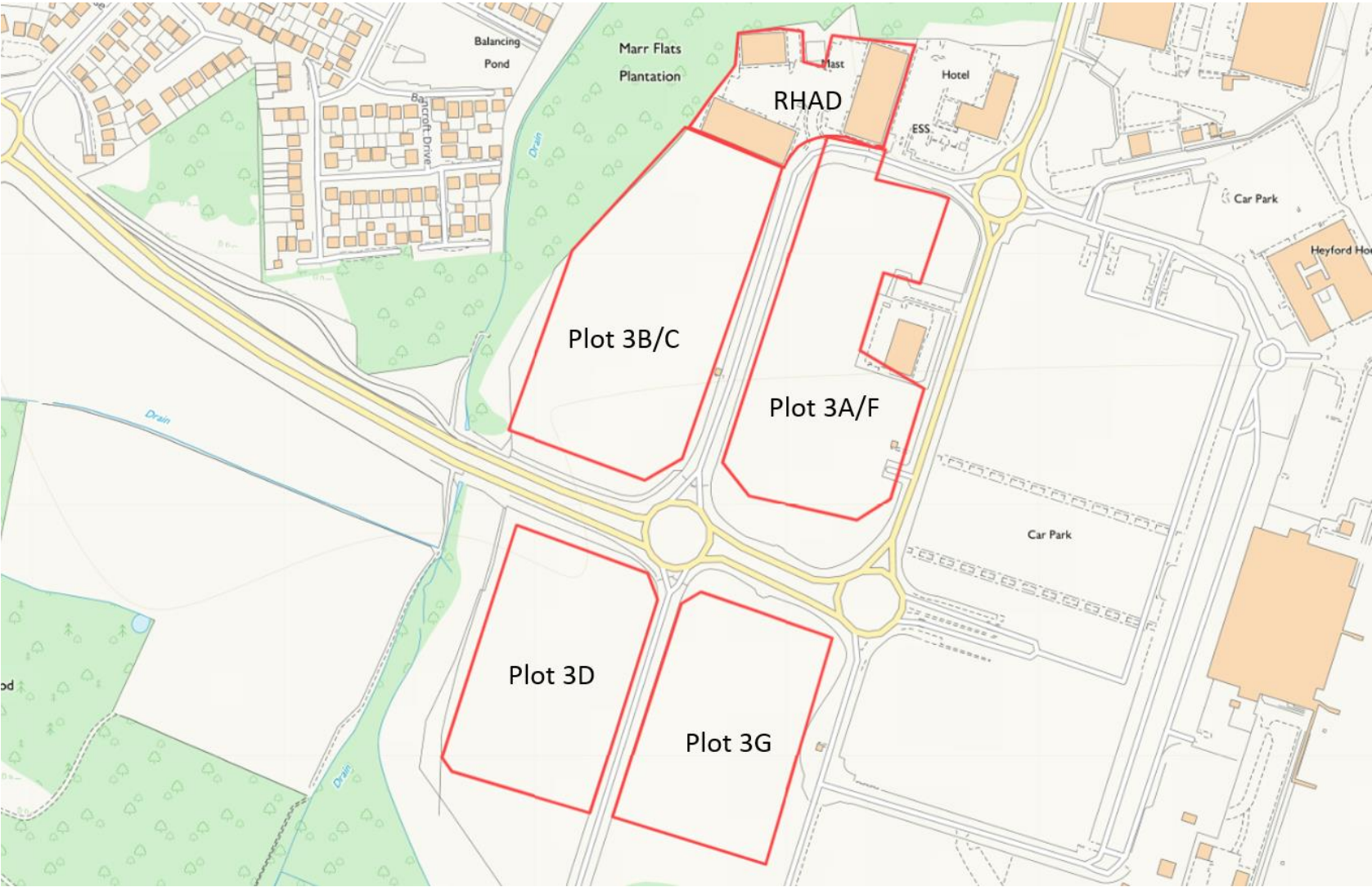


Doncaster Sheffield Airport Aerial





**Doncaster Sheffield Airport Red Line Map**



**Doncaster Sheffield Airport Photos**



Plot 3A/F



Plot 3G



Plot 3D



Plot 3B/C – Northern Site



Plot 3B/C – Northern Site



Plot 3B/C – Southern Site

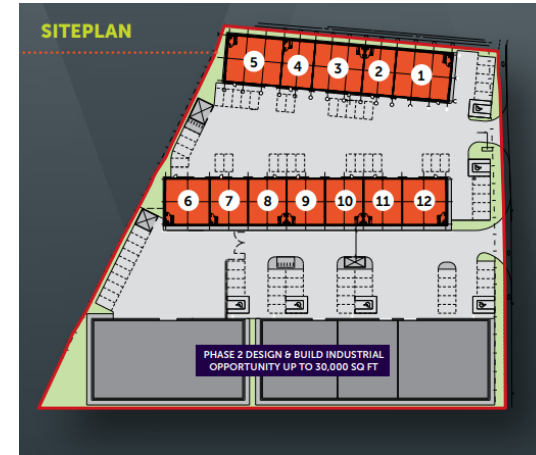




Plot 3B/C – CGI of units currently under development marketed as “Avion”



Plot 3b/C – Masterplan of units currently under development marketed as “Avion”



Plot 3B/C – Masterplan of development marketed as “Avro Park”



RHAD Plot



RHAD - Aerial of Skypark



RHAD Plot - Masterplan



## APPENDIX 2 – JOBS AT THE ADVANCED MANUFACTURING PARK

Plot	Company in Occupation	No. of Jobs (Audit 2017)	No. of Jobs (Audit 2019)	No. of Jobs (Audit 2020)	Change in No. of Jobs	% Change in No. of Jobs
HC Plot 2	AMRC Training Centre	Unknown	84	TBC	TBC	TBC
HC Plot 5	Marstons Public House	Unknown	Unknown	TBC	Unknown	Unknown
AMP	AMP Technology Centre	205	334	TBC	TBC	TBC
Evolution	Unit 1 Rolls Royce PLC	1	2	TBC	TBC	TBC
	Unit 3 & 4 Sarclad Ltd	61	70	TBC	TBC	TBC
	Unit 5 & 6 SBD Apparel Ltd	Unknown	16	TBC	TBC	TBC
	Unit 7 Erik's Industrial Services Ltd	Unknown	10	TBC	TBC	TBC
	Unit 8 Sandvick Coromant Ltd	Unknown	Unknown	TBC	Unknown	Unknown
	Unit 9 IIDEA Ltd	7	7	TBC	TBC	TBC
	Unit 10 Arrow Technical	9	8	TBC	TBC	TBC
	Unit 11 Struers Ltd	14	14	TBC	TBC	TBC
	Unit 12 Liberherr-Great Britain Ltd	6	7	TBC	TBC	TBC
	Unit 2 & 14 Xeros Ltd	70	78	TBC	TBC	TBC
AMP Phase 23/24	Metalysis	42	30	TBC	TBC	TBC
	Excel	Unknown	69	TBC	TBC	TBC
	Nikken	7	11	TBC	TBC	TBC
	British Steel Research	Unknown	Unknown	TBC	Unknown	Unknown
	Developments & Bodycote Heat Treatments	Unknown	10	TBC	TBC	TBC
	Sponsor	Unknown	Unknown	TBC	Unknown	Unknown
	McLaren	200	Unknown	TBC	Unknown	Unknown