

  
**FOX VALLEY**  
SHEFFIELD

FOX VALLEY WAY, STOCKSBRIDGE, SHEFFIELD S36 2AB



**RETAIL  
& OFFICE  
OPPORTUNITIES**

**ALDI**

**GO**  
Outdoors

Specsavers

 **MOUNTAIN  
WAREHOUSE**

**COSTA**

**TREK**

*Boots*

snap <sup>24/7</sup>  
fitness

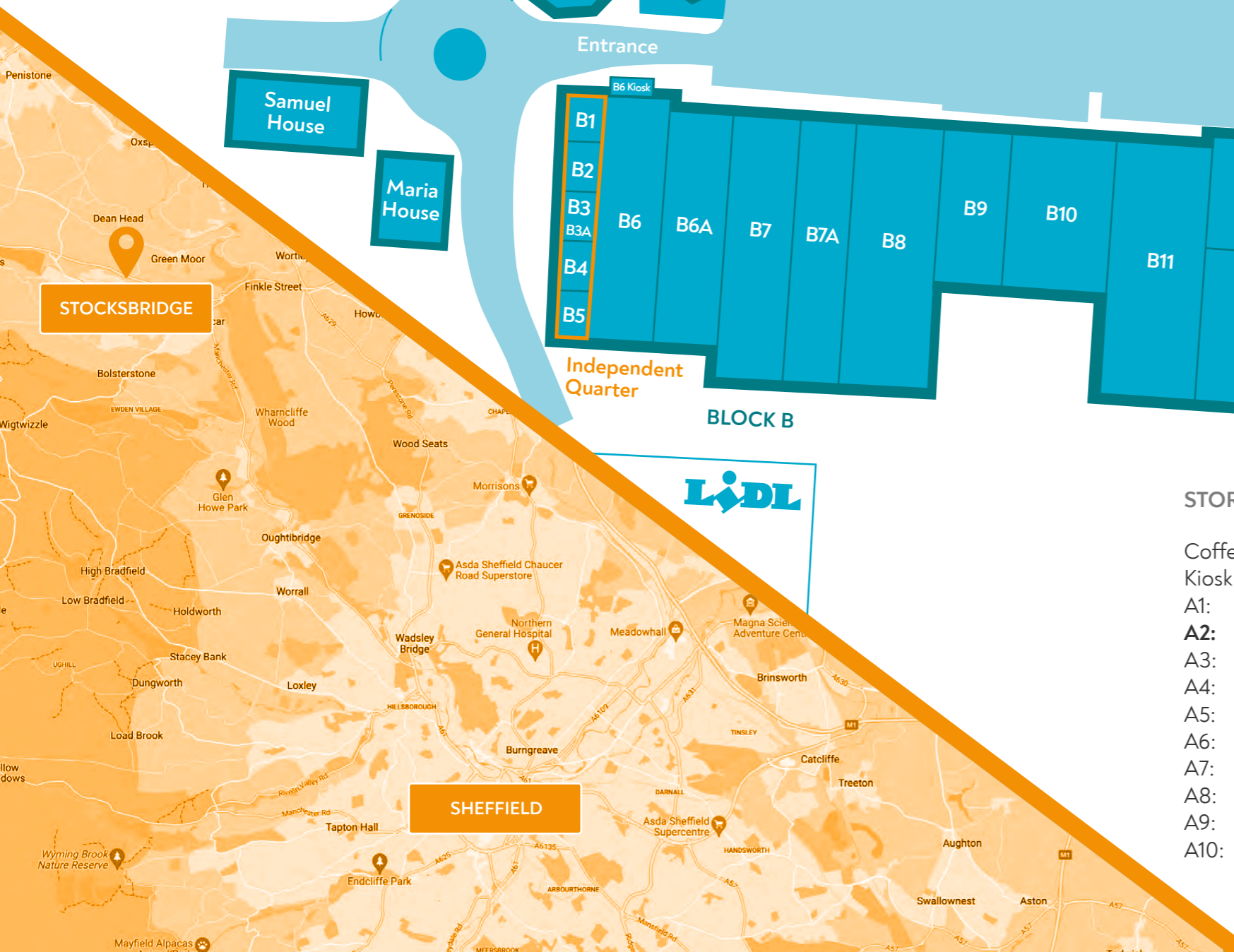
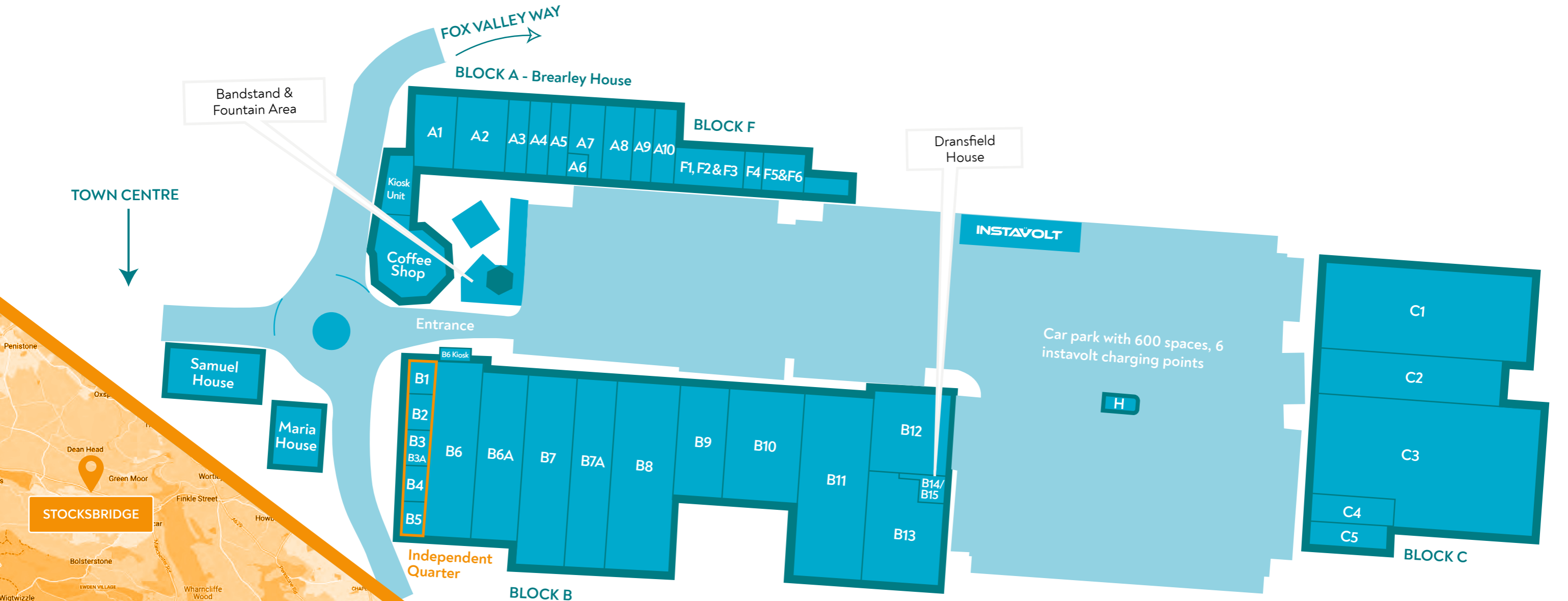
SINCE 1963  
**PONTI'S**  
ITALIAN KITCHEN

 **The Range**  
Home • Leisure • Garden

  
SEASALT  
CORNWALL

home **bargains**

# RETAIL UNITS AND SITE PLAN



## STORE DIRECTORY

- |                             |                                 |                      |
|-----------------------------|---------------------------------|----------------------|
| Coffee Shop: Zorro Lounge   | F1, F2&F3: Holland & Barrett    | B7A: Boots           |
| Kiosk Unit: Bridge Bakery   | F4: Vape HQ                     | B8: The Range        |
| A1: Ponty's Italian Kitchen | F5&6: Domino's                  | B9: Regatta          |
| <b>A2: Under Offer</b>      | B1: The Wellness Space          | B10: Pets At Home    |
| A3: Card Factory            | B2: Thornberry Animal Sanctuary | B11: Go Outdoors     |
| A4: Greggs                  | B3: Foxy Nails                  | B12: Trek            |
| A5: John Crawshaw           | B3A: The Penthouse Salon        | B13: Snap Fitness    |
| A6: Timpsons                | B4: Hummingbird Bridal Studio   | C1: Aldi             |
| A7: Specsavers              | B5: Old George                  | C2: Iceland Foods    |
| A8: Seasalt                 | B6: Shackletons                 | C3: Home Bargains    |
| A9: EE                      | B6 Kiosk: Monica's              | C4: Costa            |
| A10: Martyn Kemp            | B6A: Mountain Warehouse         | C5: St Lukes Hospice |
|                             | B7: Sports Direct               | H: House of Chester  |

# OFFICE SPACES

## Brearley House First Floor

- From 580 sqft to 1615 sqft
- Lift access
- High specification units
- Suits a variety of uses
- Parking available

### BREARLEY HOUSE FIRST FLOOR



### BUSINESS DIRECTORY

- AO1A: Simon Blyth Estate Agents
- AO2: Huthwaite Research Group LTD
- AO3a: Actus Health & Safety LTD
- AO3b: Actus Risk Management Services LTD
- AO4: BHBIM LTD
- AO4b: Card Factory
- AO5: Fit 20
- AO6: Fit 20

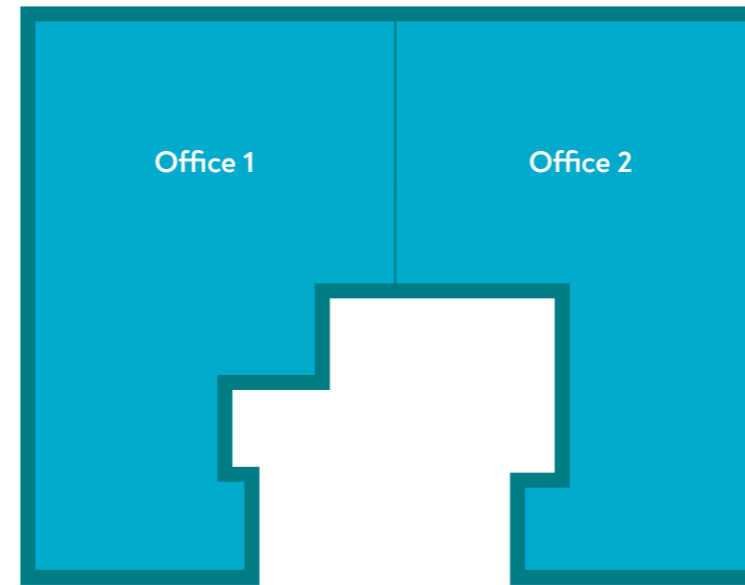


# OFFICE SPACES

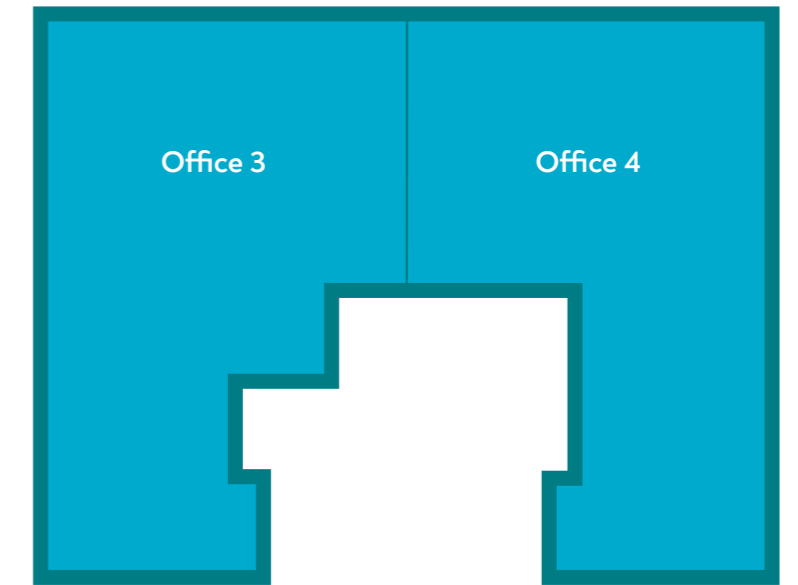
## Maria House & Samuel House

- From 700 sqft to 2400 sqft
- High specification units
- Suits a variety of uses
- Parking available

### MARIA HOUSE



GROUND FLOOR



FIRST FLOOR

### SAMUEL HOUSE



GROUND FLOOR



FIRST FLOOR

### BUSINESS DIRECTORY

#### MARIA HOUSE

- Office 1: Kitchen Connections Ltd
- Office 2: Forge New Homes
- Office 3: James Hallam Insurance Brokers
- Office 4: Dragonfly PR

#### SAMUEL HOUSE

- Office 1: Marsh & Co
- Office 2: The Letting Room LTD
- Office 3: TO LET**
- Office 4: Under Offer

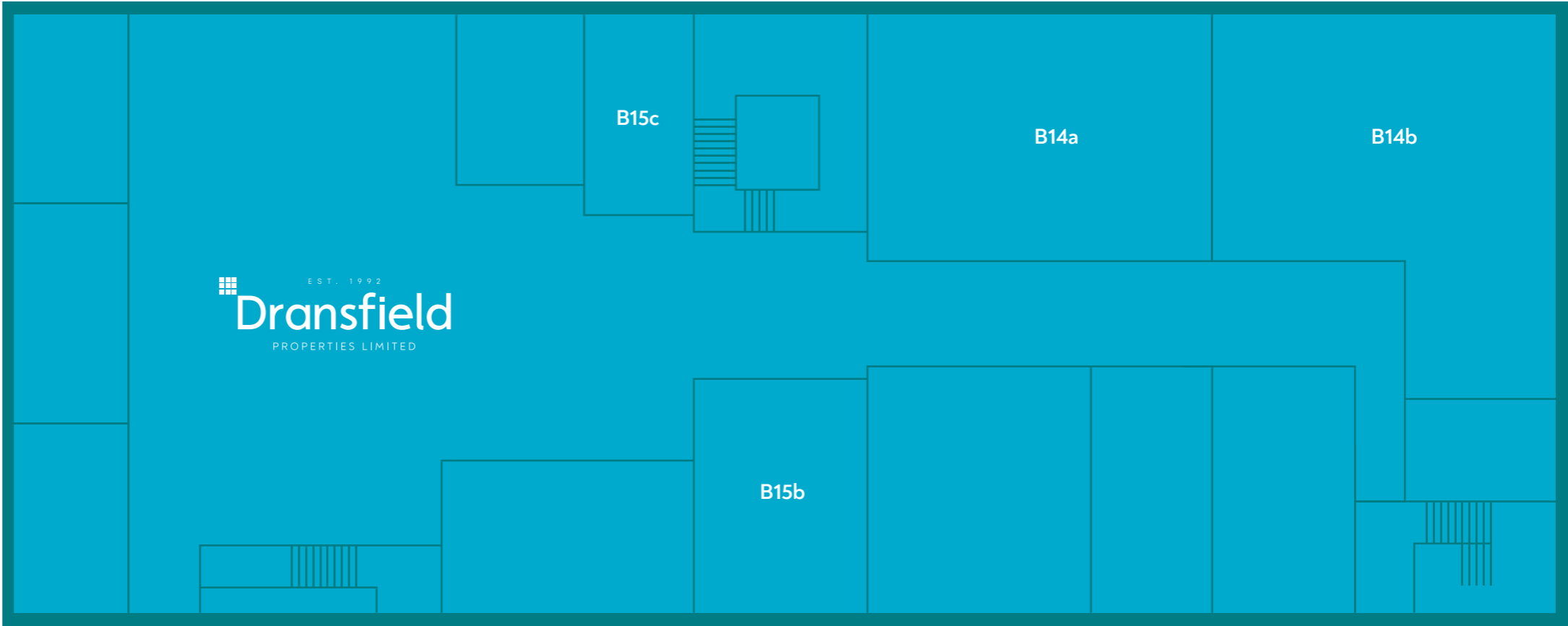


# OFFICE SPACES

## Dransfield House

- From 200 sqft to 1225 sqft
- Lift access
- High specification units
- Suits a variety of uses
- Parking available

DRANSFIELD HOUSE



### BUSINESS DIRECTORY

- B14b & B14c: Live & Learn
- B15b: GXY Accountancy
- B15c: GWS Financial Planning Ltd





## Fox Valley in Numbers

**10** miles north of Sheffield City Centre

**242,500** people per month (average footfall)

**600** car parking spaces, in a short walk of several bus stops, a taxi rank & town train station

**150,000** people in a 15 minute drive time

Opened in June 2016 by Joanna Lumley OBE

Yorkshire in Bloom Gold Award Winner

**23,813** people in Stocksbridge

Stocksbridge town centre is benefiting from part of a £24.1 million investment through the Government's Town's Fund, delivering a major regeneration project to the high street.





## Events at Fox Valley



Festive and special themed events are held throughout the year including an annual food and drink festival and Christmas lights switch on

Weekly general market and themed monthly markets also take place on the centre.

Christmas lights switch on event attracts over

**12,000**  
visitors every year



# CONTACT US: FOX VALLEY SHEFFIELD

For further information about Fox Valley and to arrange a viewing contact:

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