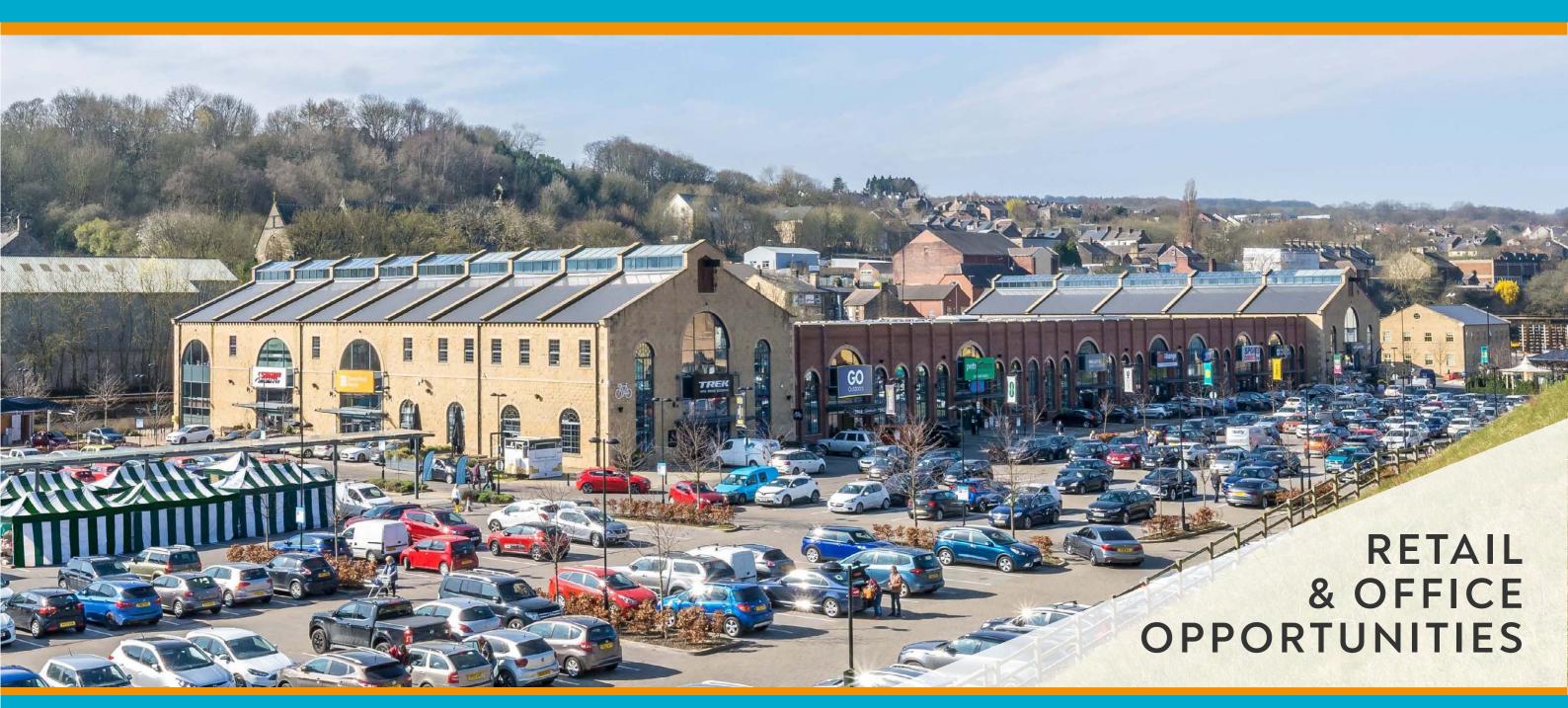


FOX VALLEY WAY, STOCKSBRIDGE, SHEFFIELD S36 2AB



**ALDI** 















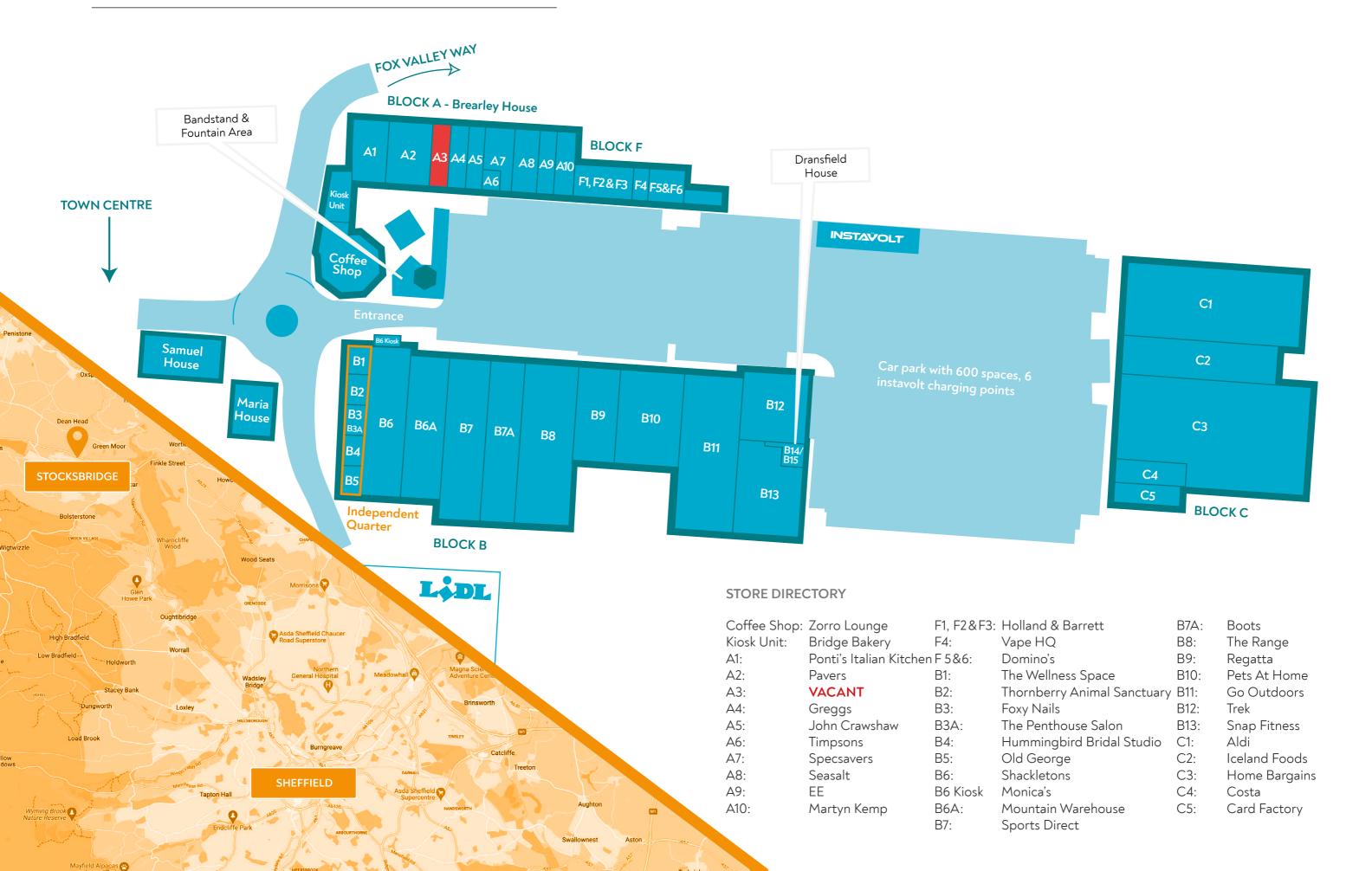








### **RETAIL UNITS AND SITE PLAN**

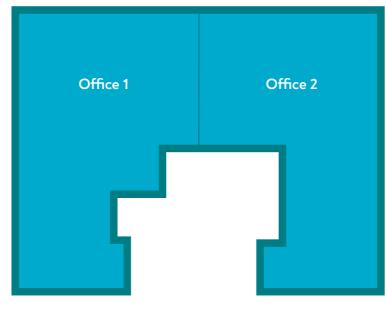


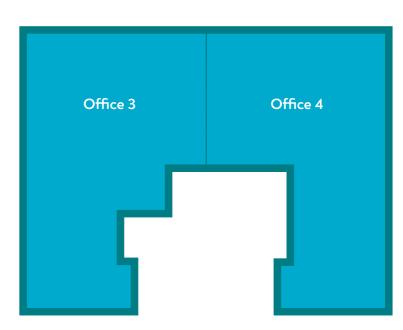
### **OFFICE SPACES**

### Maria House & Samuel House

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

#### **MARIA HOUSE**

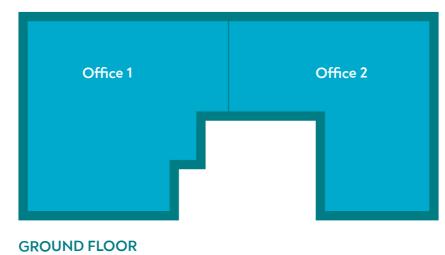




**GROUND FLOOR** 

**FIRST FLOOR** 

#### SAMUEL HOUSE





**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

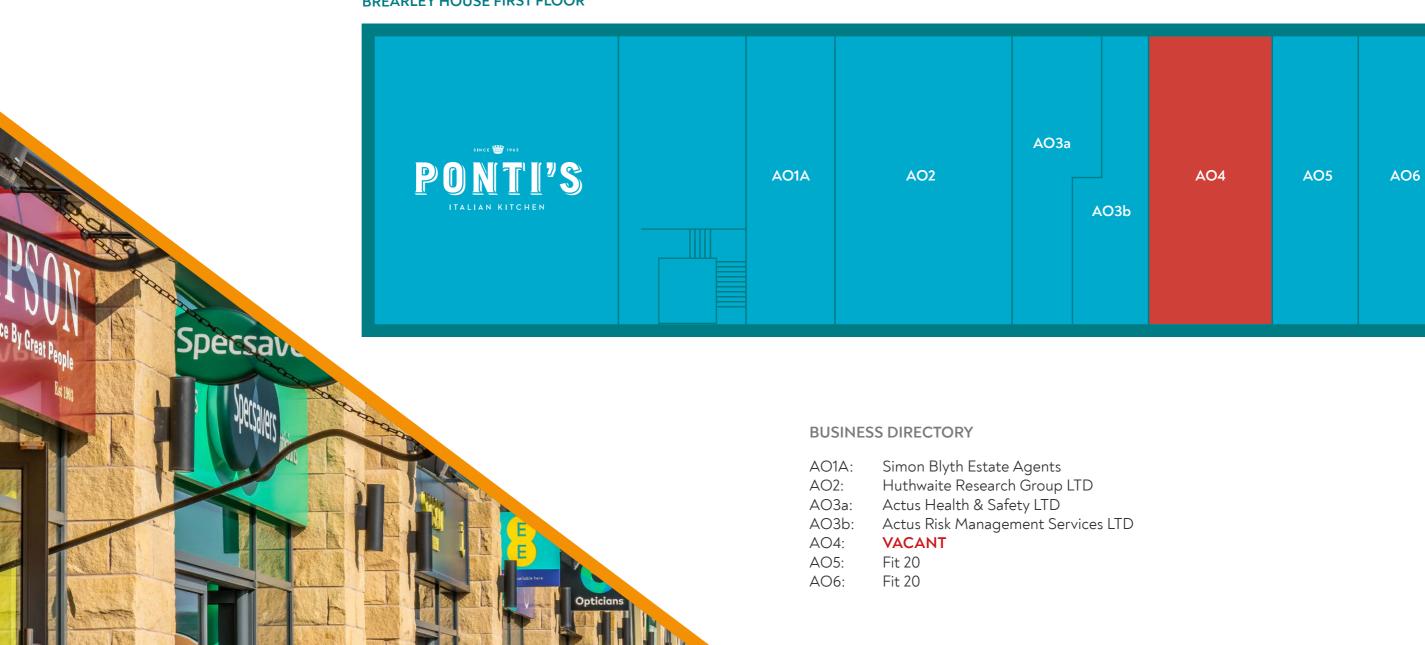
Office 3 & 4: Enzygo LTD

## **OFFICE SPACES**

## **Brearley House First Floor**

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

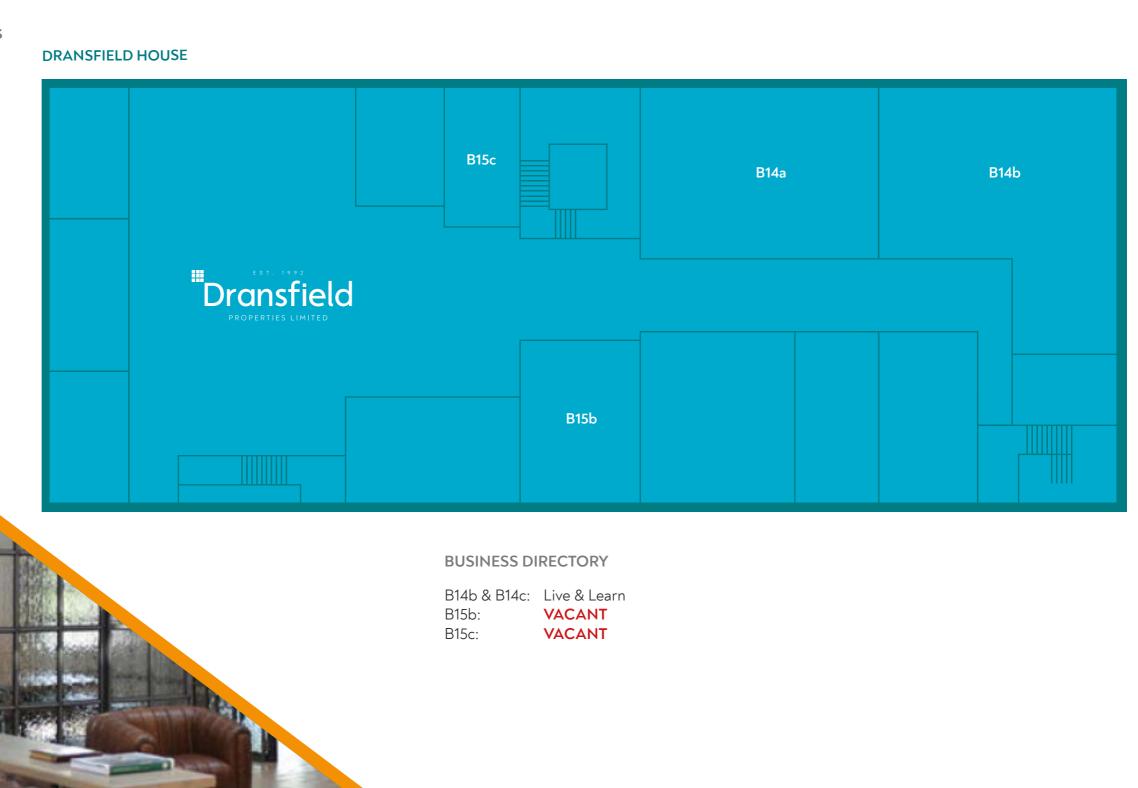
#### **BREARLEY HOUSE FIRST FLOOR**



# **OFFICE SPACES**

### **Dransfield House**

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





# Fox Valley in Numbers

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

23,813 people in Stocksbridge

Opened in June 2016 by Joanna Lumley OBE

Yorkshire in Bloom Gold Award Winner

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





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

### Olly Jansen

Estates Surveyor at Dransfield Properties 01226 360644 or 07843 358335 olly.jansen@dransfield.co.uk

### **James Shepherd**

Managing Director at Dransfield Properties 01226 360644 or 07789 817880 james.shepherd@dransfield.co.uk

www.foxvalleysheffield.co.uk



@foxvalleyretail



@foxvalleysheff



@foxvalleysheff

