

  
**FOX VALLEY**  
SHEFFIELD

FOX VALLEY WAY, STOCKSBRIDGE, SHEFFIELD S36 2AB



**RETAIL  
& OFFICE  
OPPORTUNITIES**

**ALDI**

**GO**  
Outdoors

**Specsavers**

**MOUNTAIN  
WAREHOUSE**

**COSTA**

**TREK**

**Boots**

**snap** 24/7  
**fitness**

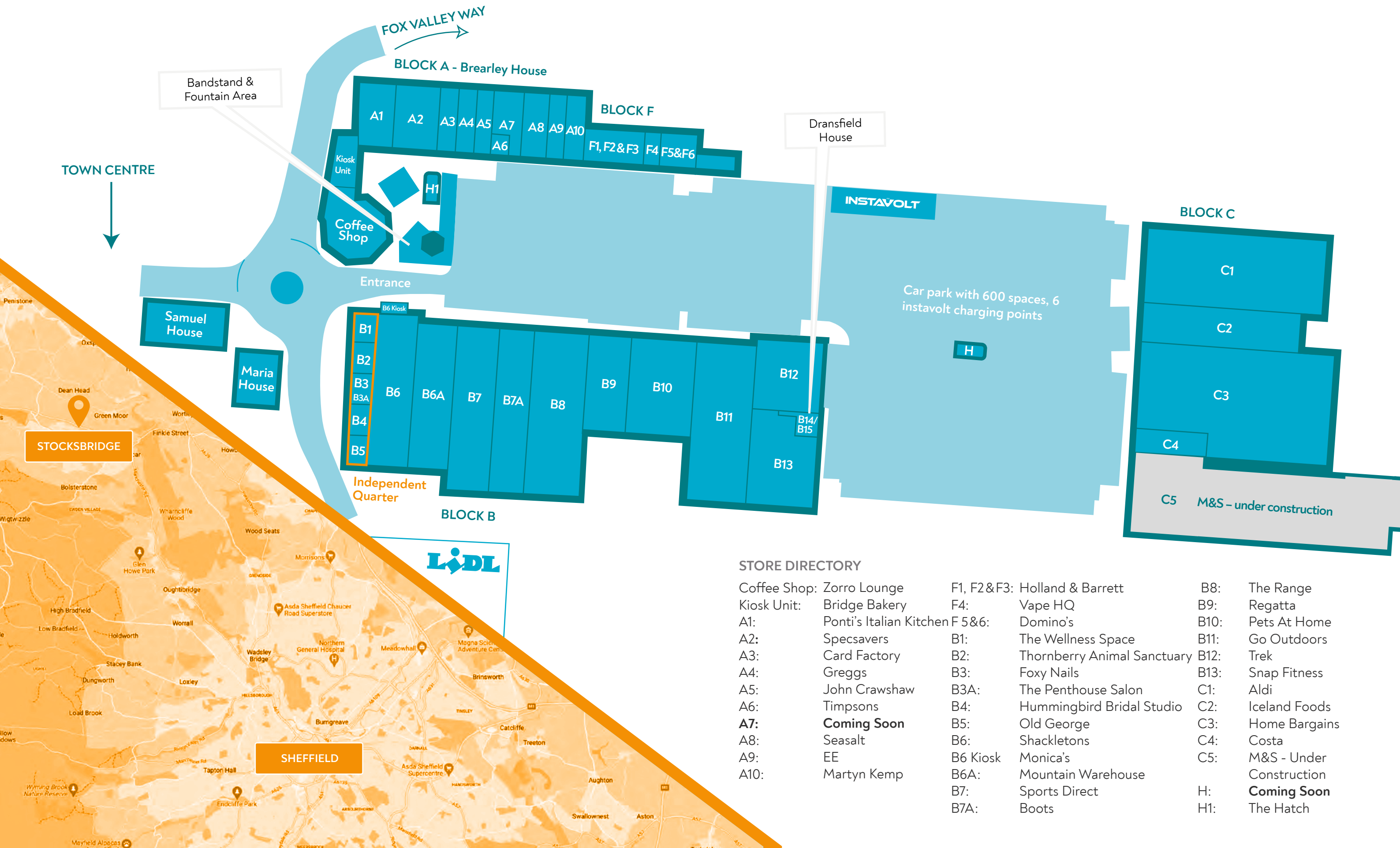
**PONTI'S**  
ITALIAN KITCHEN

**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           | B8:  | The Range                |
| Kiosk Unit:  | Bridge Bakery           | F4:          | Vape HQ                     | B9:  | Regatta                  |
| A1:          | Ponti's Italian Kitchen | F 5 & 6:     | Domino's                    | B10: | Pets At Home             |
| A2:          | Specsavers              | B1:          | The Wellness Space          | B11: | Go Outdoors              |
| A3:          | Card Factory            | B2:          | Thornberry Animal Sanctuary | B12: | Trek                     |
| A4:          | Greggs                  | B3:          | Foxy Nails                  | B13: | Snap Fitness             |
| A5:          | John Crawshaw           | B3A:         | The Penthouse Salon         | C1:  | Aldi                     |
| A6:          | Timpsons                | B4:          | Hummingbird Bridal Studio   | C2:  | Iceland Foods            |
| <b>A7:</b>   | <b>Coming Soon</b>      | B5:          | Old George                  | C3:  | Home Bargains            |
| A8:          | Seasalt                 | B6:          | Shackletons                 | C4:  | Costa                    |
| A9:          | EE                      | B6 Kiosk     | Monica's                    | C5:  | M&S - Under Construction |
| A10:         | Martyn Kemp             | B6A:         | Mountain Warehouse          | H:   | <b>Coming Soon</b>       |
|              |                         | B7:          | Sports Direct               | H1:  | The Hatch                |
|              |                         | B7A:         | Boots                       |      |                          |

# 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

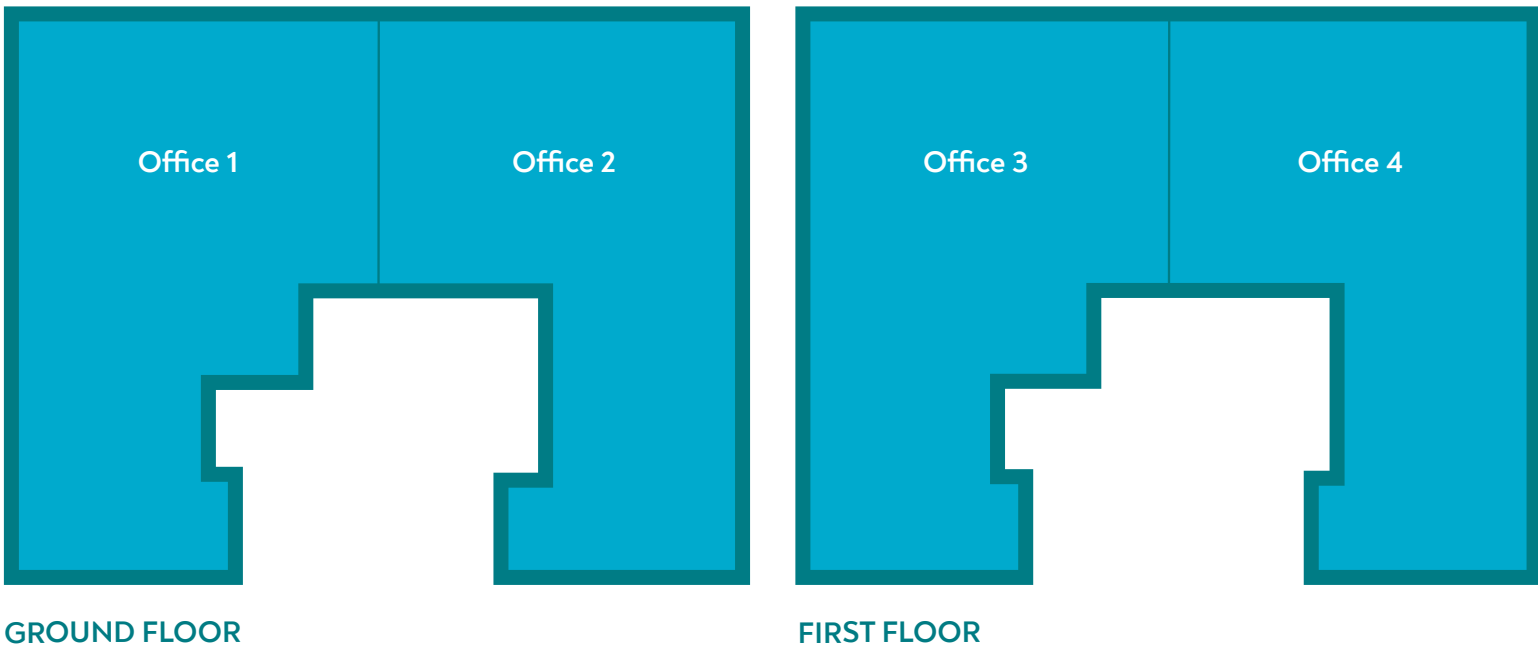
|       |                                    |
|-------|------------------------------------|
| AO1A: | Simon Blyth Estate Agents          |
| AO2:  | Huthwaite Research Group LTD       |
| AO3a: | Actus Health & Safety LTD          |
| AO3b: | Actus Risk Management Services LTD |
| AO4:  | BHBIM LTD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

# OFFICE SPACES

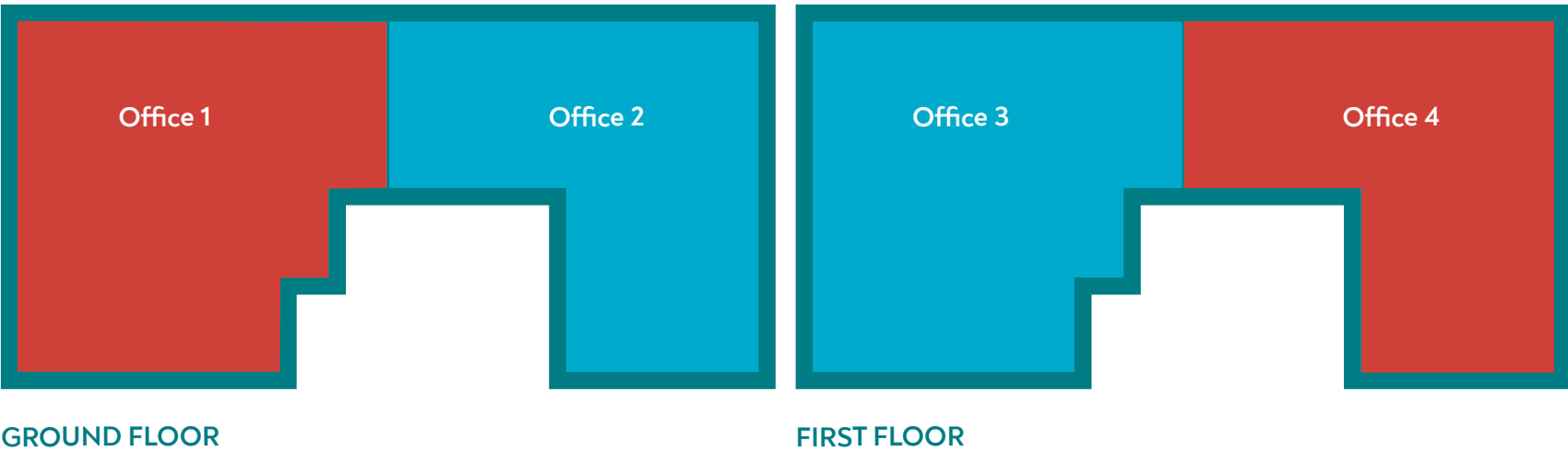
## Maria House & Samuel House

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

MARIA HOUSE



SAMUEL HOUSE



### 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: **TO LET**  
Office 2: The Letting Room LTD  
Office 3: Yorkshire Collectables  
Office 4: **TO LET**

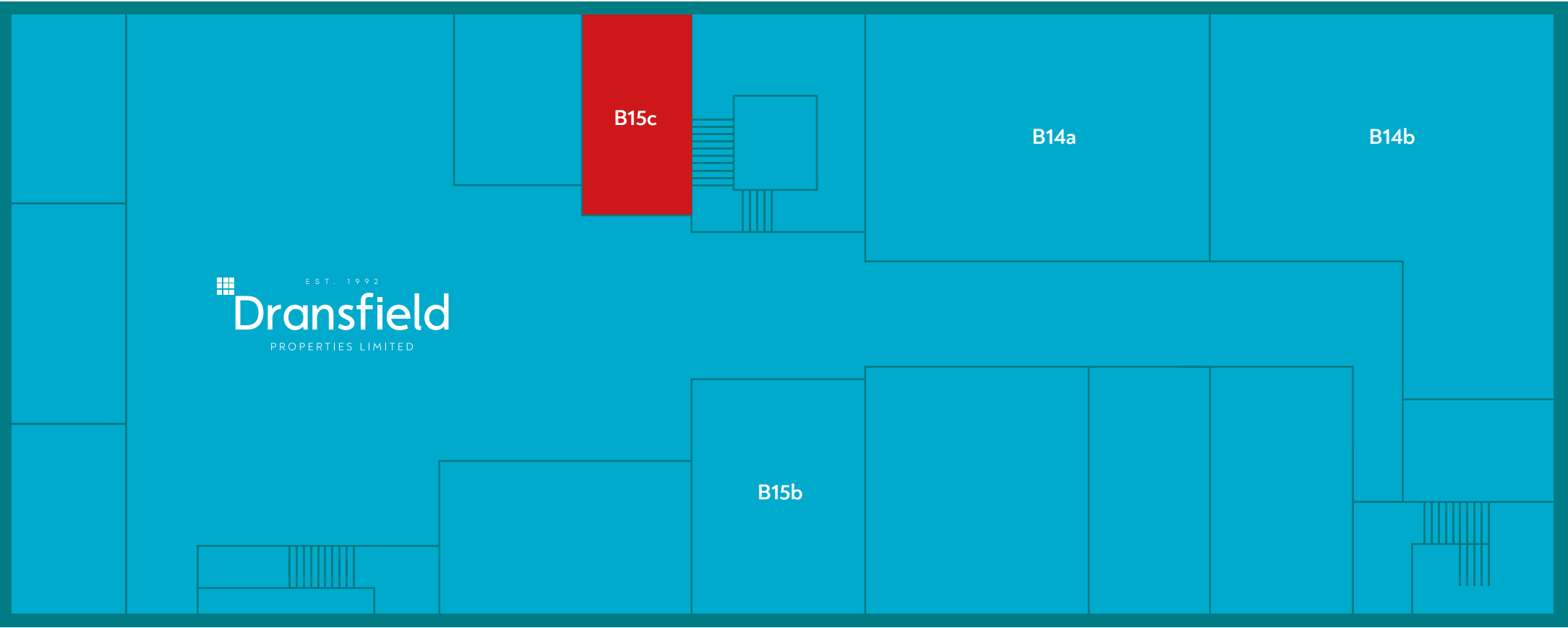


# OFFICE SPACES

## 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: TO LET**





## 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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