



Development Rationale / Policy

- Sheffield First Partnership / Yorkshire Forward/ Objective 1
- Consultants: SHU, Price Waterhouse Cooper, Charles Monck & Co, DTZ Pida
- Low Inward investment
- Grow Micro business sector
- Link to areas of deprivation

SHU Demand Study

- Reviewed Provision for small firms
- High demand, Extg units full
- Property industry unlikely to supply speculatively
- Shortage hampers economic growth
- Flexible re size and sector
- High quality design / finishes

Environmental Aspects

- Photovoltaic cells
- High levels insulation
- Air tight specification
- Breaze-solair shading
- Solar glass
- North light roof
- BREAM energy assessment "excellent"

Grant Aid Issues

- Priority 5 Objective 1 Rules OK?
- Voluntary Community organisation
- No profit – surpluses reduce grant
- No business expertise?
- Classed as commercial project
- Had to buy land (though earmarked)
- State Aid rule: 50% except LA's
- MCDT raised £3.8m loan
- Asset based contribution difficult

Progress

- Opened
- 66% let
- Range of firms
- Package (environment, community ethos, non profit, social aspects) attracts lettings
- Good prospects from enquiries



● Meeting Room

The Street

