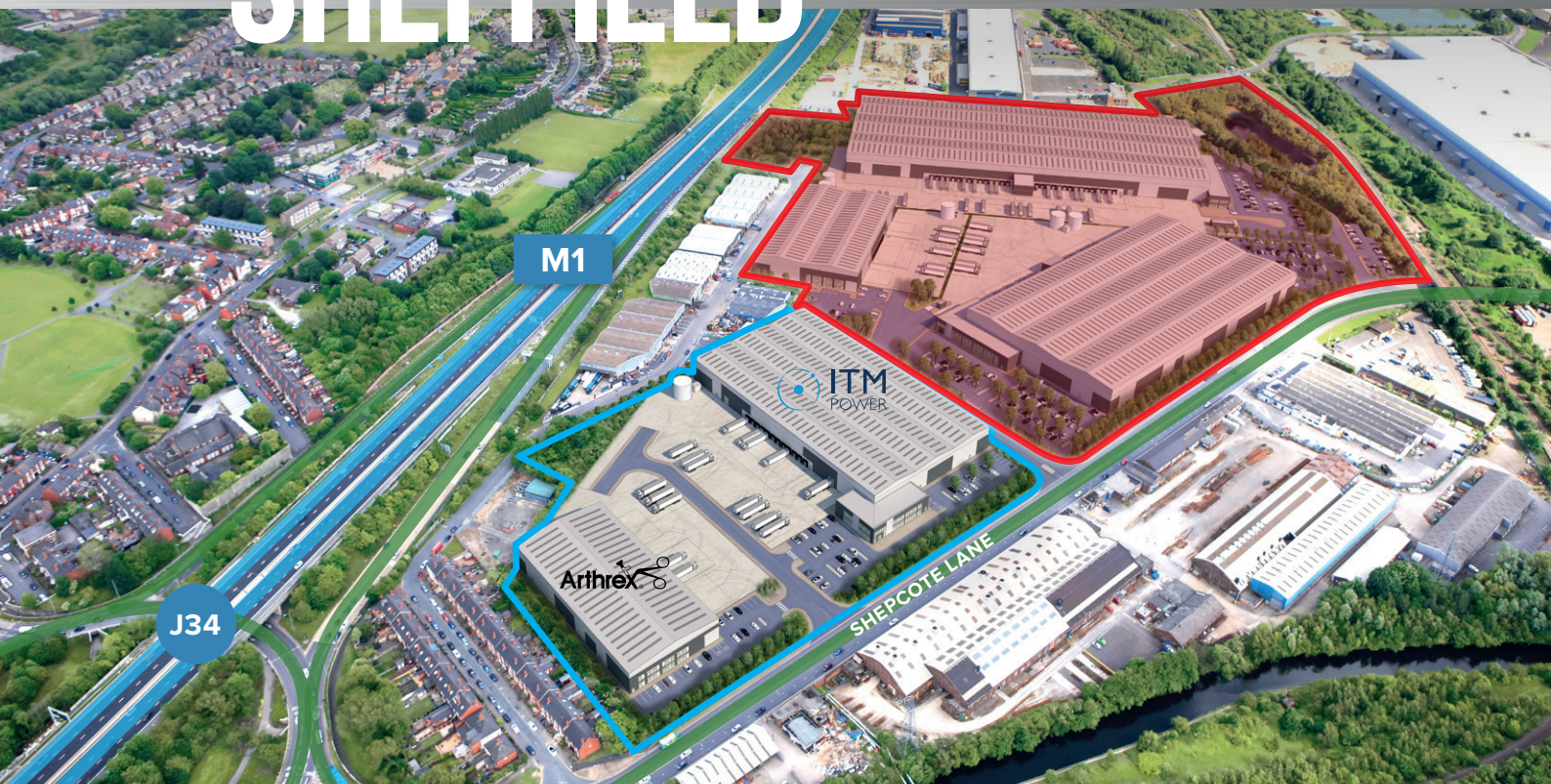




# BESSEMER PARK SHEFFIELD



## PHASE 2

# 84,000 sq FT - 660,000 sq FT

## BUILD TO SUIT

CONSENTED, SERVICED AND DELIVERABLE FOR Q1 2021

SHEPCOTE LANE, SHEFFIELD S9 1RF



Rolls-Royce®

AMRC /   
FACTORY 2050

 great bear

**BESSEMER  
PARK**



 The  
University  
Of  
Sheffield.

AMRC /   
BOEING



 Menzies  
DISTRIBUTION

M&S

PRETTYLITTLETHING

**IKEA**

OUTO  
KUMPU

 Meadowhall

**SHEFFIELD  
CITY CENTRE**

**LEEDS**

**ADVANCED  
MANUFACTURING  
PARK**

**SHEFFIELD  
BUSINESS  
PARK**

EUROPA LINK

SHEPCOTE LANE

J34  
(S)

J34  
(N)

**M1**

**A630**

SHEFFIELD PARKWAY

**IMMEDIATE  
ACCESS TO M1 J34**

SOUTH/M18

J33

**SAT NAV: S9 1RF**



# PHASE 2

## FULLY SERVICED AND READY FOR IMMEDIATE DEVELOPMENT

# PHASE 1

## FULLY LET

### INVESTING IN SUSTAINABLE PROPERTY

- BREEAM VERY GOOD RATING
- EPC A RATING
- 12% OF THE PROPERTY COVERED BY ROOFLIGHTS
- RAPID ELECTRIC CAR CHARGING POINTS AND FAST CAR CHARGING POINTS
- 10% OF THE BUILDING'S ENERGY FROM ON SITE LOW AND ZERO CARBON TECHNOLOGY SOURCES INCLUDING SOLAR PV

J33

M1

M1

J34

UNIT 3

345,177 SQ FT

UNIT 5

84,238 SQ FT

UNIT 4

229,667 SQ FT

ITM  
POWER

Arthrex

PHASE 1

SHEPCOTE LANE

SAT NAV: S9 1RF





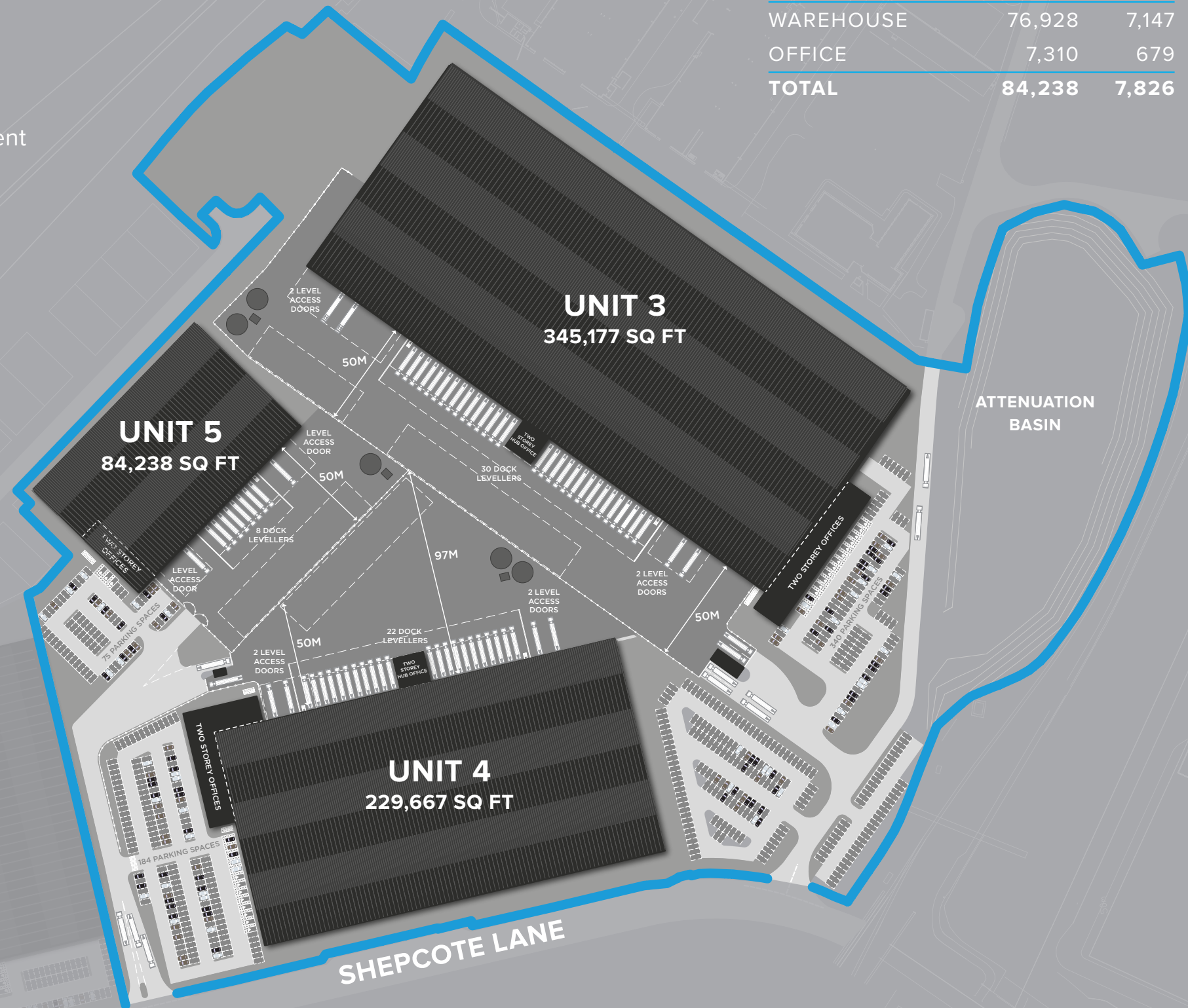
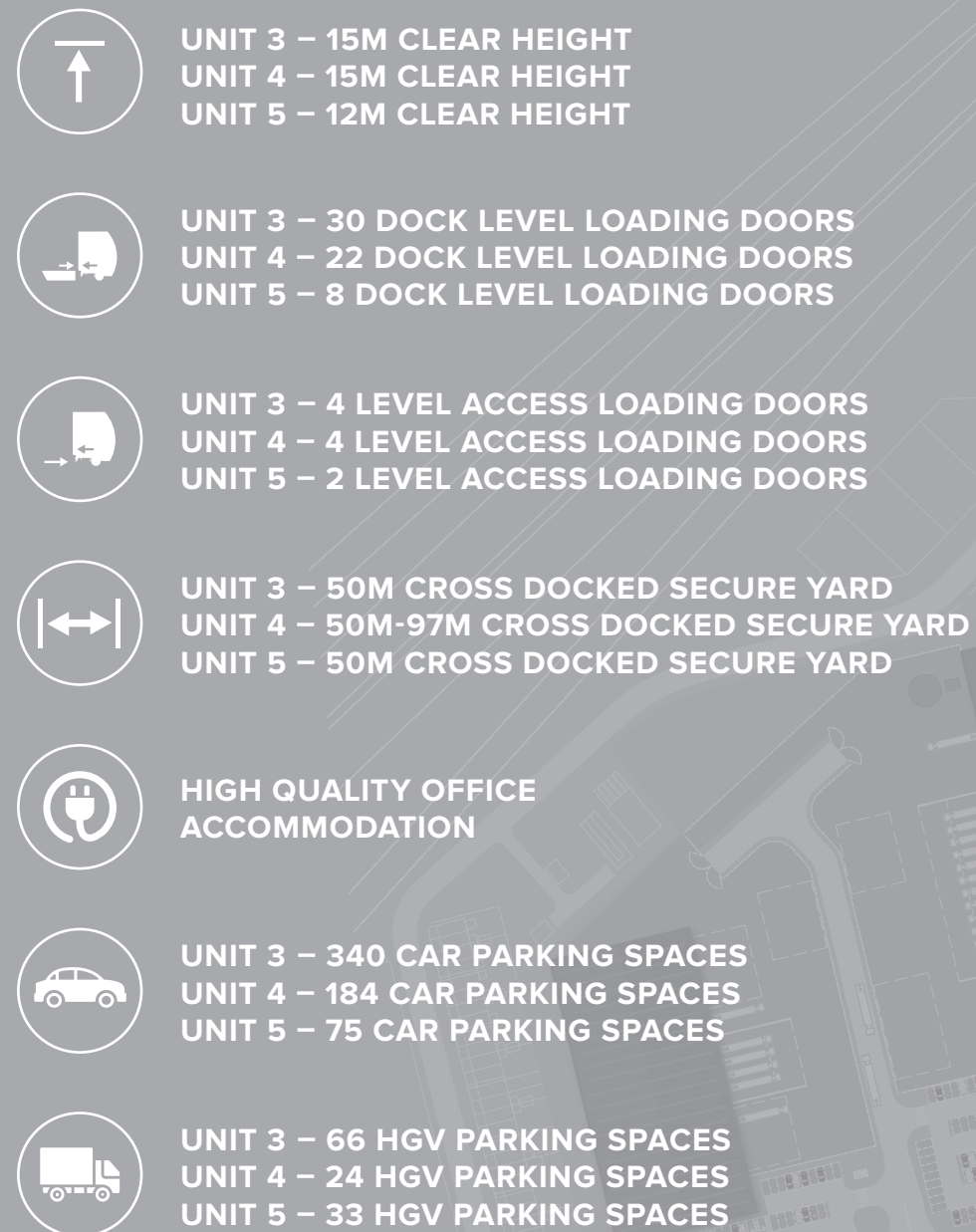
# 3 UNIT LAYOUT

## 659,082 SQ FT

UNIT 3	SQ FT	SQ M
WAREHOUSE	322,002	29,915
HUB OFFICE	3,810	354
OFFICE	19,365	1,799
<b>TOTAL</b>	<b>345,177</b>	<b>32,068</b>

UNIT 4	SQ FT	SQ M
WAREHOUSE	207,107	19,241
HUB OFFICE	3,810	354
OFFICE	18,750	1,742
<b>TOTAL</b>	<b>229,667</b>	<b>21,337</b>

UNIT 5	SQ FT	SQ M
WAREHOUSE	76,928	7,147
OFFICE	7,310	679
<b>TOTAL</b>	<b>84,238</b>	<b>7,826</b>



\*indicative layout



# SINGLE UNIT

## 500,007 SQ FT

UNIT 3	SQ FT	SQ M
WAREHOUSE	465,037	43,203
HUB OFFICE	9,965	926
OFFICE	25,005	2,323
TOTAL	500,007	46,452

\*Floor Areas are measured on a Gross Internal basis



UNIT 3 – 18M CLEAR HEIGHT



UNIT 3 – 50 DOCK LEVEL LOADING DOORS



UNIT 3 – 8 LEVEL ACCESS LOADING DOORS



UNIT 3 – 60M CROSS DOCKED SECURE YARD



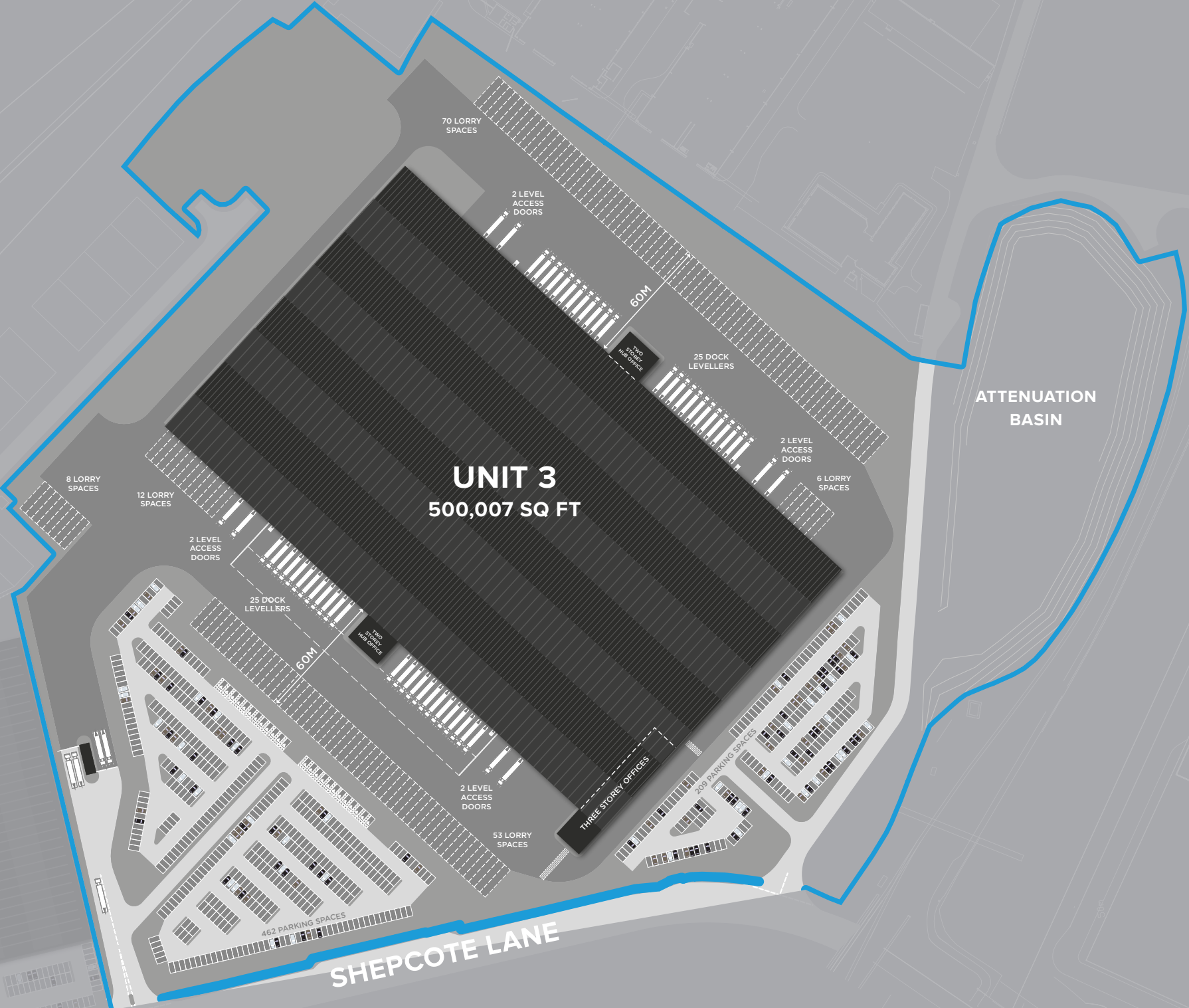
HIGH QUALITY OFFICE  
ACCOMMODATION



UNIT 3 – 671 CAR PARKING SPACES



UNIT 3 – 149 HGV PARKING SPACES



\*indicative layout



# THE UK'S 5<sup>TH</sup> LARGEST CITY



**DRIVE TO M1 J34, AND JUST  
7 MINS TO M1 J33**



**90% OF THE UK POPULATION  
WITHIN A 4.5 HOUR DRIVE TIME**



**610,000** PEOPLE OF WORKING AGE WITHIN A 40MIN DRIVE TIME



**1.4 MILLION** PEOPLE OF  
WORKING AGE WITHIN A 60MIN  
DRIVE TIME



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