



BESSEMER PARK



PHASE 1
45,000 AND 134,000 SQ FT

BRAND NEW INDUSTRIAL/WAREHOUSE UNITS

SHEPCOTE LANE, SHEFFIELD S9 1RF

Rolls-Royce

AMRC /
FACTORY 2050

great bear

BESSEMER
PARK

McLaren

The University
Of Sheffield.

AMRC /
BOEING

BOEING

Menzies
DISTRIBUTION

Parfells

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 J34

SOUTH/M18

J33

SAT NAV: S9 1RF

J33

M1

IMMEDIATE ACCESS TO M1 J34

PHASE 1 COMPLETION Q4 2019

PHASE 2

UNIT 2
134,000 SQ FT

UNIT 1
45,000 SQ FT

SHEPCOTE LANE

SAT NAV: S9 1RF

45,000 SQ FT AND 134,000 SQ FT

With immediate access to J34 of the M1 motorway, Bessemer Park comprises an impressive and nationally significant 50 acre development site situated in Sheffield within the heart of the UK.

UNIT 1	SQ FT	SQ M
WAREHOUSE	40,435	3,756
OFFICE	4,565	424
TOTAL	45,000	4,180

*Floor Areas are measured on a Gross Internal basis

UNIT 2	SQ FT	SQ M
WAREHOUSE	122,344	11,366
OFFICE	11,656	1,082
TOTAL	134,000	12,448



UNIT 1 – 12M EAVES HEIGHT
UNIT 2 – 13M EAVES HEIGHT



UNIT 1 – 4 DOCK LEVEL LOADING DOORS
UNIT 2 – 12 DOCK LEVEL LOADING DOORS



UNIT 1 – 2 LEVEL ACCESS LOADING DOORS
UNIT 2 – 2 LEVEL ACCESS LOADING DOORS



UNIT 1 – 40M SECURE YARD
UNIT 2 – 50M SECURE YARD



HIGH QUALITY OFFICE
ACCOMMODATION



UNIT 1 – 64 CAR PARKING SPACES
UNIT 2 – 131 CAR PARKING SPACES



UNIT 1 – 15 HGV PARKING SPACES
UNIT 2 – 31 HGV PARKING SPACES



SAT NAV: S9 1RF

THE UK'S 5TH LARGEST CITY



ROAD

M1 – J34	0.5 miles
M1 – J33	3 miles
Sheffield City Centre	3.5 miles
Leeds	34 miles
Manchester	42 miles



RAIL

Meadowhall Station	1.5 miles
Sheffield Station	4 miles



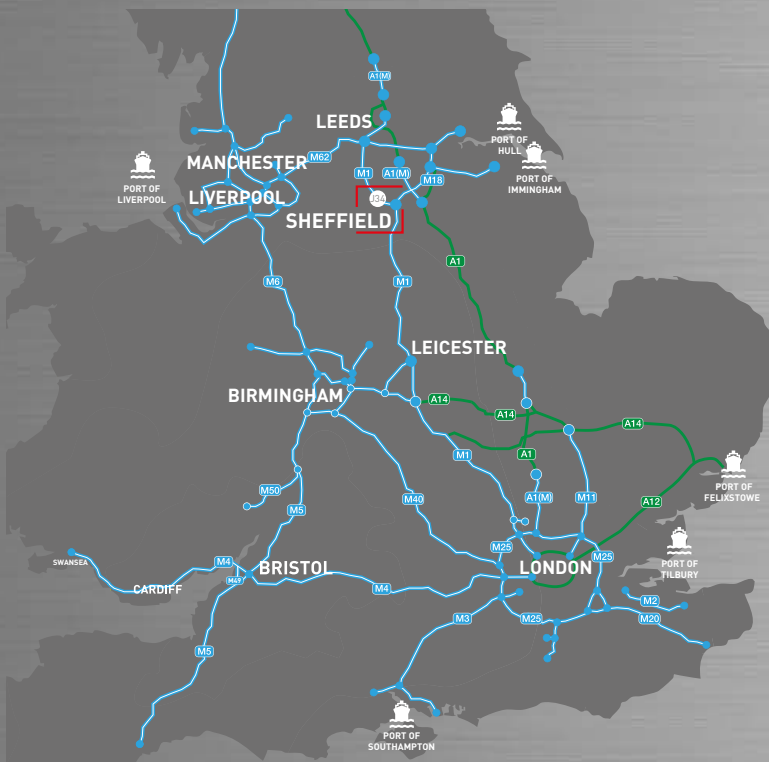
AIR

Doncaster Sheffield Airport	25 miles
Manchester Airport	49 miles
East Midlands Airport	50 miles



PORTS

Immingham	62 miles
Hull	65 miles
Port of Liverpool and L2	87 miles



**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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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

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