

PEEL LOGISTICS PARK.

INVESTING IN SHEFFIELD.

**UP TO 850,000 SQ FT CUTTING EDGE URBAN
LOGISTICS ACCOMMODATION
SHEPCOTE LANE, S9 1RF**

J33

50 ACRES

IMMEDIATE ACCESS TO M1 J34



DRIVE TO, M1 J34



WALK TO MEADOWHALL



DRIVE TO SHEFFIELD CITY CENTRE

M1

J34

M1





SHEFFIELD
CITY CENTRE

ADVANCED
MANUFACTURING
PARK

SHEFFIELD
BUSINESS
PARK

EUROPA LINK

**HIGHLY
PROMINENT SITE
ACCOMMODATING
UP TO 850,000 SQFT**

④ **great bear**

⑤ **M&S**

⑥ **OUTO KUMPU**

⑪ **Advanced Manufacturing Research Centre**



⑫ **McLaren**

⑬ **BOEING**

PEEL LOGISTICS PARK

LEEDS

J34

M1

A630

J33

SOUTH/M18

- **6 AIRPORTS** WITHIN A 90 MILE DRIVE
- **75% OF THE UK** CAN BE REACHED IN A 4.5 HOUR HGV DRIVE
- **OVER 75%** OF THE SHEFFIELD WORKFORCE ARE ECONOMICALLY ACTIVE (APRIL 2016 – MARCH 2017)
- WAGES BELOW THE NATIONAL AVERAGE – **£496.60 PER WEEK** COMPARED TO GB AT £541.00 (2016)
- **OVER 60%** OF THE SHEFFIELD CITY REGION ARE QUALIFIED TO NVQ LEVEL 2 OR ABOVE

UP TO 850,000 SQ FT

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

Funding and infrastructure is in place to allow occupiers the ability to secure [high quality industrial and warehouse space](#), constructed to their exact specification.

Interested parties are encouraged to contact the agents to discuss how their bespoke requirements can be accommodated on the site.



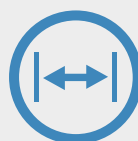
EAVES HEIGHT UP TO 30 METRES



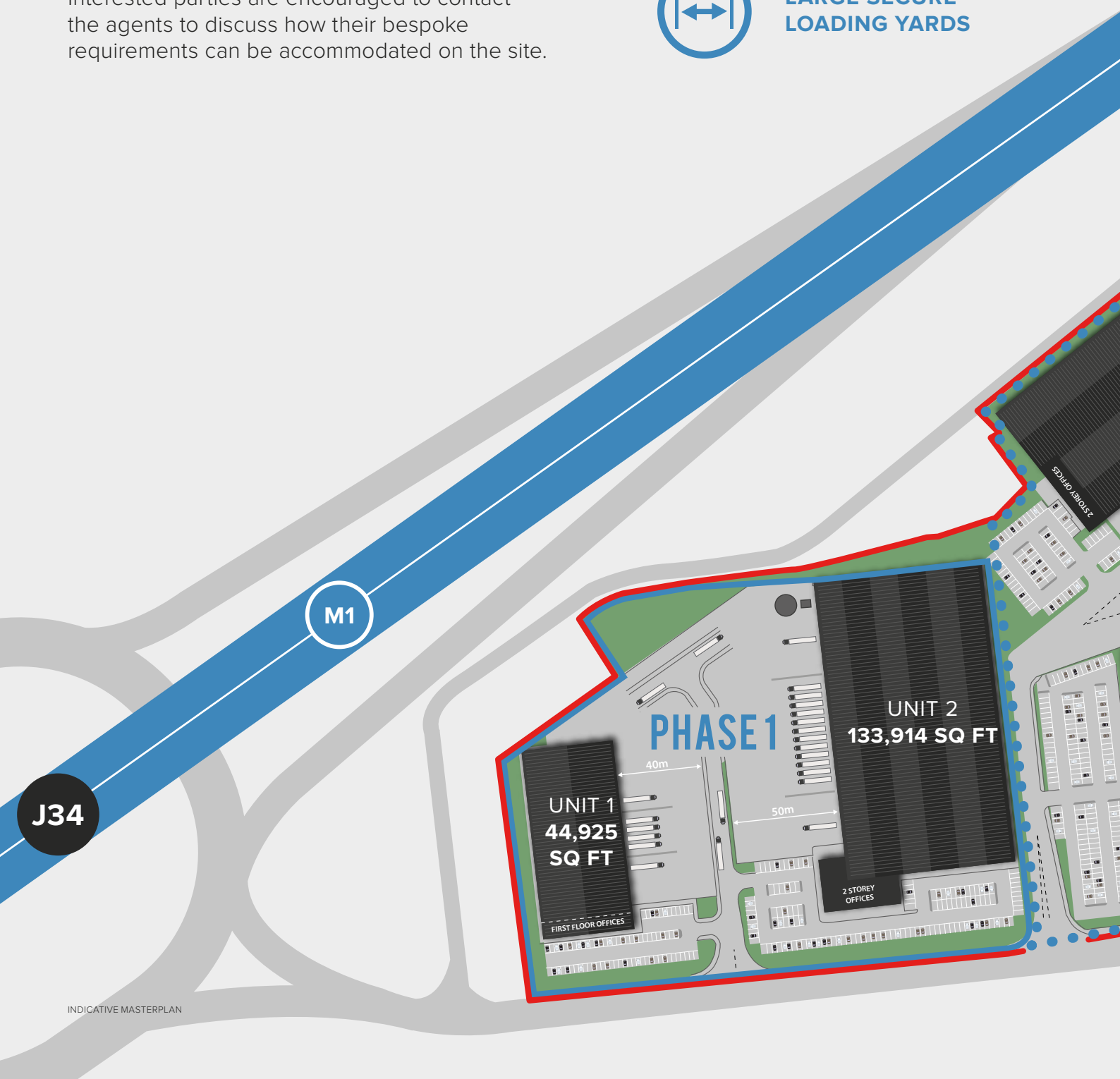
STANDARD DOCK AND EUROPEAN DOCK LEVEL LOADING DOORS



GROUND LEVEL LOADING DOORS



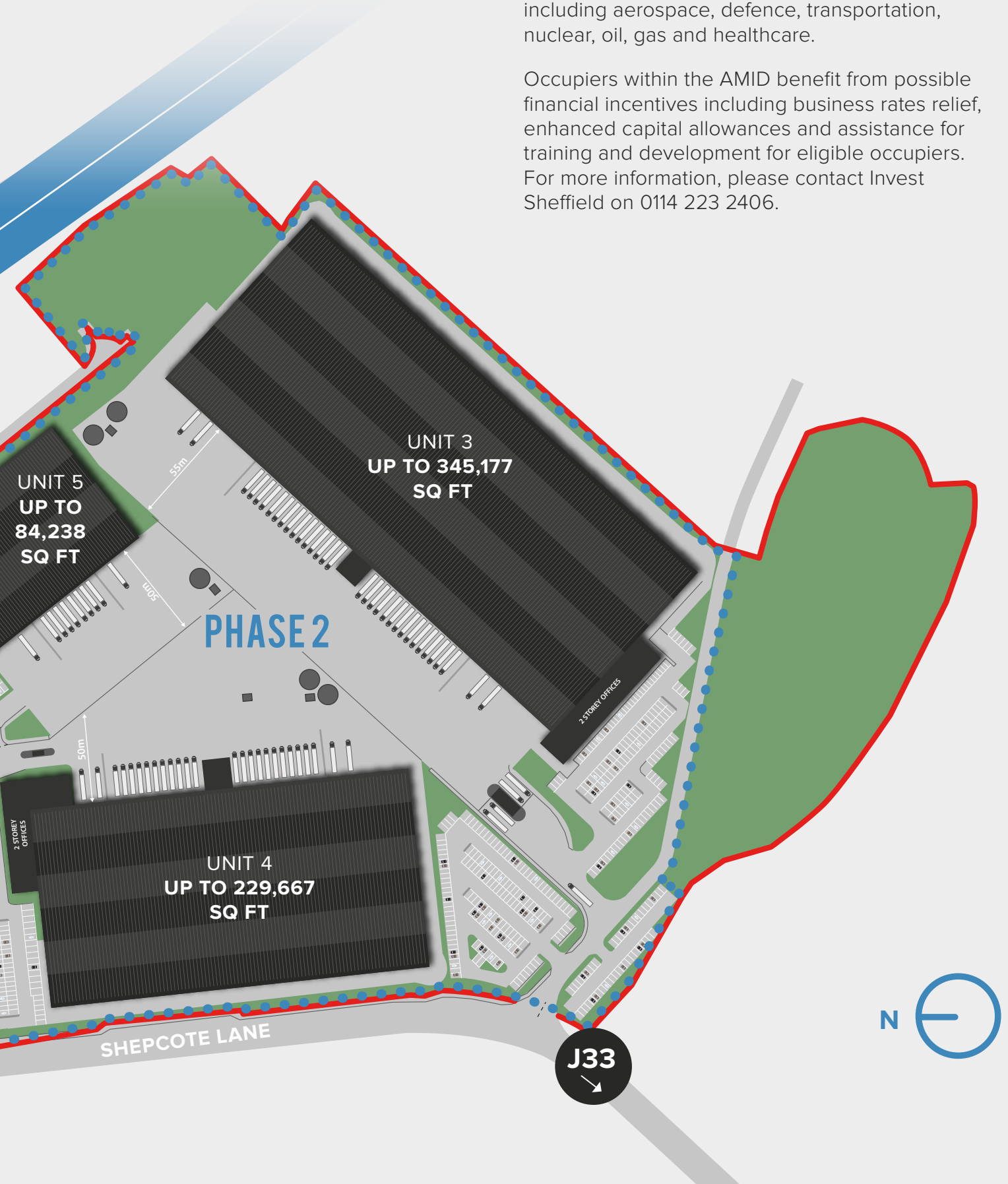
LARGE SECURE LOADING YARDS





Peel Logistics Park sits within the Sheffield City Region's 'Advanced Manufacturing Innovation District' – home to many of the world's leading manufacturers across a variety of sectors including aerospace, defence, transportation, nuclear, oil, gas and healthcare.

Occupiers within the AMID benefit from possible financial incentives including business rates relief, enhanced capital allowances and assistance for training and development for eligible occupiers. For more information, please contact Invest Sheffield on 0114 223 2406.



THE UK'S 5TH LARGEST CITY*

*Source City Mayors Statistics



DRIVE TO, M1 J34



WALK TO MEADOWHALL



DRIVE 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 40MIN
DRIVE TIME

ROAD

M1 – J34	0.5 Miles
M1 – J33	3 Miles
Sheffield City Centre	3.5 Miles
Leeds	34 Miles
Manchester	42 Miles
Birmingham	87 Miles

RAIL

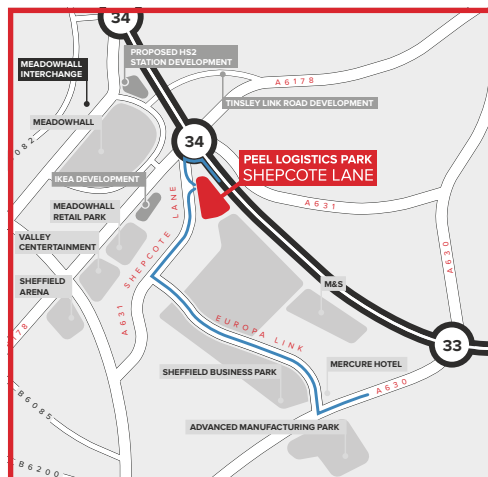
Meadowhall Station	1.5 miles
Sheffield Station	4 miles

AIR

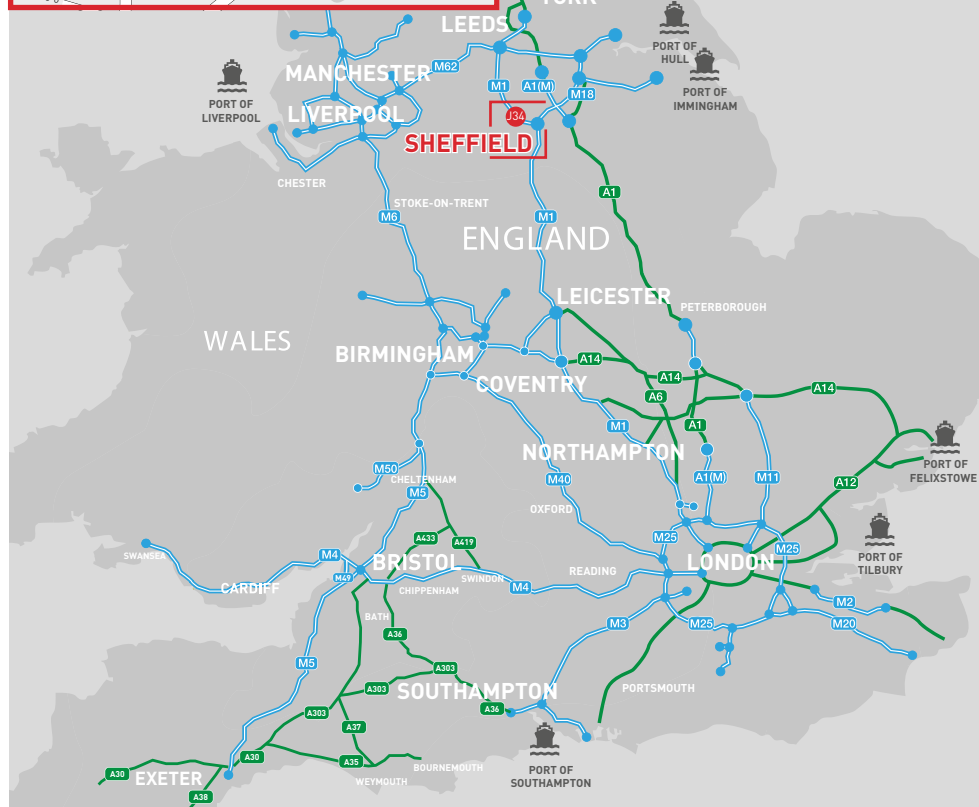
Doncaster Sheffield Airport	25 miles
Manchester Airport	49 miles
East Midlands Airport	50 miles

PORTS

Immingham	62 miles
Hull	65 miles
Port of Liverpool and L2	87 miles
Teesport	105 miles



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