



BESSEMER PARK



PHASE 1
45,000 AND 134,000 SQ FT

BRAND NEW INDUSTRIAL/WAREHOUSE UNITS

SHEPCOTE LANE, SHEFFIELD S9 1RF

Rolls-Royce®

AMRC / The University of Sheffield
FACTORY 2050

great bear

**BESSEMER
PARK**

McLaren

The University of Sheffield

AMRC / The University of Sheffield
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 M1 J34**

SOUTH/M18

J33

SAT NAV: S9 1RF

J33

IMMEDIATE ACCESS TO M1 J34

PHASE 1

COMPLETION Q4 2019



SAT NAV: S9 1RF

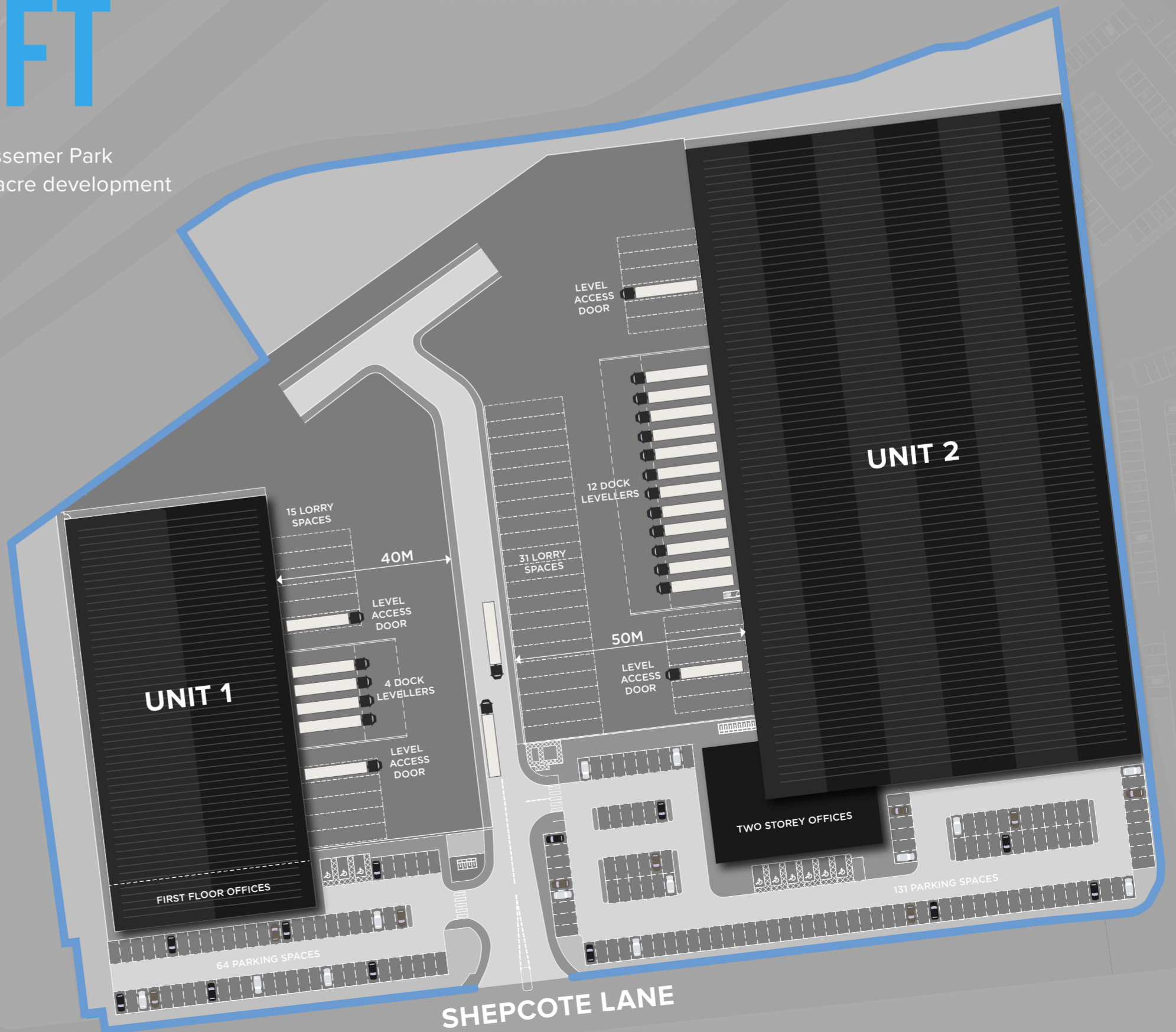
45,000 SQ FT AND 134,000 SQ FT

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	UNIT 2	SQ FT	SQ M
WAREHOUSE	40,435	3,756	WAREHOUSE	122,344	11,366
OFFICE	4,565	424	OFFICE	11,656	1,082
TOTAL	45,000	4,180	TOTAL	134,000	12,448

*Floor Areas are measured on a Gross Internal basis

-  UNIT 1 – 10M EAVES HEIGHT
UNIT 2 – 12.5M 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



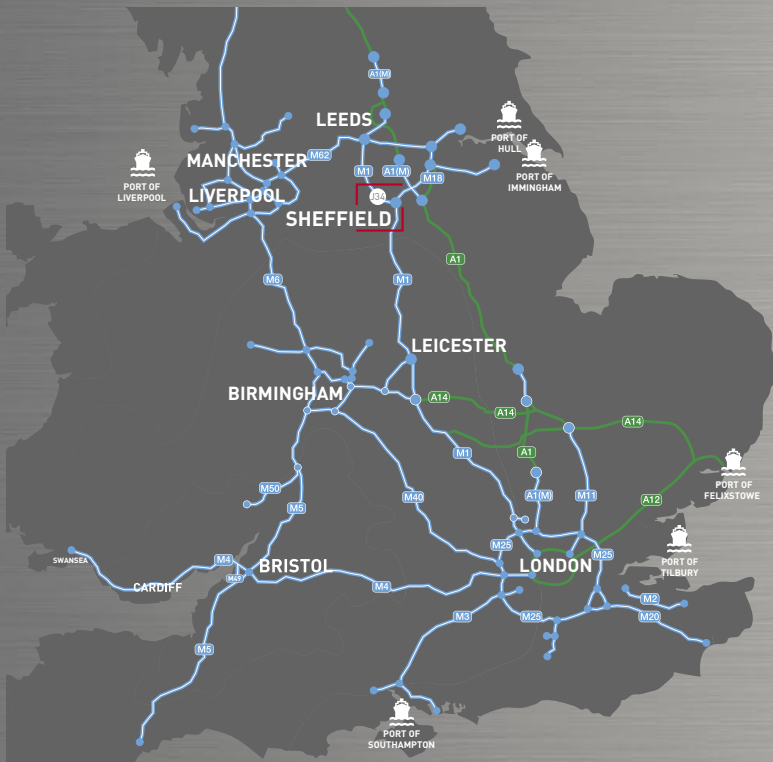
AIR

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**

www.plproperty.com

Moriarty & Company

STEVE MORIARTY
07876 440768
steve@moriarty.uk.com

CBRE

MIKE BAUGH
07785 284994
mike.baugh@cbre.com

Knight Frank

CHARLES BINKS
07793 441911
charles.binks@knightfrank.com

REBECCA SCHOFIELD
07776 172123
rebecca.schofield@knightfrank.com

November 2018

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.

designed & produced by **CORMACK** - cormackadvertising.com