

605,482 SQ FT

With immediate access to J34 of the M1 motorway, PLP Bessemer Park is an impressive and nationally significant 40 acre development site situated in Sheffield within the heart of the UK.

A reserved matters application has been submitted for the development of 4no. industrial/distribution units as follows:

UNIT 3	SQ FT	SQ M
WAREHOUSE	77,447	7,195
OFFICE	5,790	538
SUB TOTAL	83,237	7,733

- 12.5M HAUNCH HEIGHT
- 50M CROSS DOCKED SECURE YARD
- 19 HGV PARKING SPACES
- 7 DOCK LEVEL LOADING DOORS
- HIGH QUALITY OFFICE ACCOMMODATION
- 82 CAR PARKING SPACES
- 3 LEVEL ACCESS LOADING DOORS

UNIT 4	SQ FT	SQ M
WAREHOUSE	126,100	11,715
OFFICE	9,525	885
SUB TOTAL	135,625	12,600

- 12.5M HAUNCH HEIGHT
- 50M CROSS DOCKED SECURE YARD
- 21 HGV PARKING SPACES
- 12 DOCK LEVEL LOADING DOORS
- HIGH QUALITY OFFICE ACCOMMODATION
- 131 CAR PARKING SPACES
- 3 LEVEL ACCESS LOADING DOORS

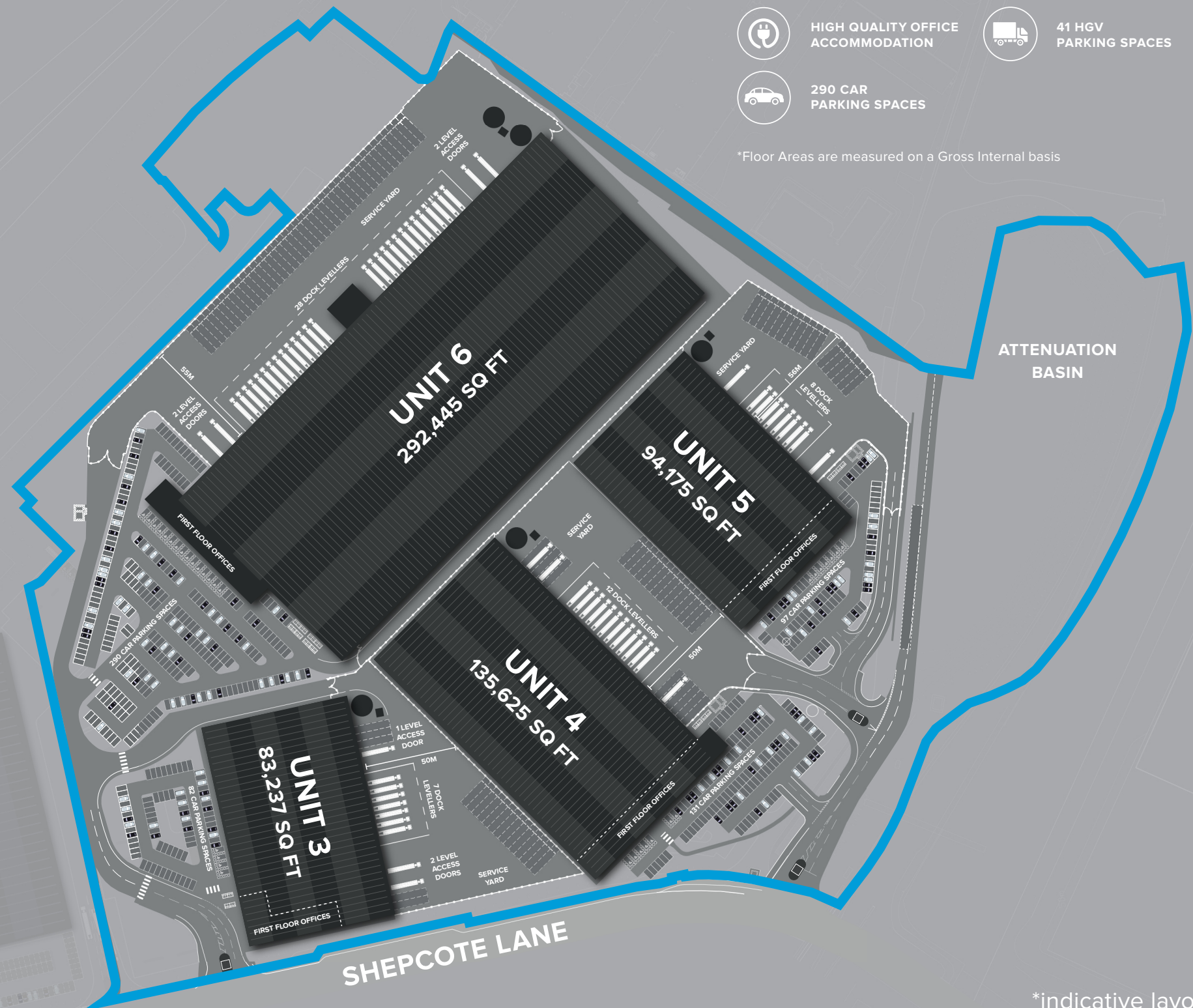
UNIT 5	SQ FT	SQ M
WAREHOUSE	86,145	8,003
OFFICE	8,030	746
SUB TOTAL	94,175	8,749

- 12.5M HAUNCH HEIGHT
- 56M CROSS DOCKED SECURE YARD
- 17 HGV PARKING SPACES
- 8 DOCK LEVEL LOADING DOORS
- HIGH QUALITY OFFICE ACCOMMODATION
- 97 CAR PARKING SPACES
- 2 LEVEL ACCESS LOADING DOORS

UNIT 6	SQ FT	SQ M
WAREHOUSE	270,240	25,107
HUB OFFICE	4,380	407
OFFICE	17,600	1,635
GATEHOUSE	225	21
SUB TOTAL	292,445	27,170

- 18M HAUNCH HEIGHT
- 4 LEVEL ACCESS LOADING DOORS
- 28 DOCK LEVEL LOADING DOORS
- 55M SECURE YARD
- HIGH QUALITY OFFICE ACCOMMODATION
- 41 HGV PARKING SPACES
- 290 CAR PARKING SPACES

*Floor Areas are measured on a Gross Internal basis



*indicative layout