



# BESSEMER PARK SHEFFIELD PHASE 2



**84,000** SQ FT - **605,000** SQ FT

**DELIVERABLE Q4 2021**

SHEPCOTE LANE, SHEFFIELD S9 1RF

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Rolls-Royce®

McLaren



AMRC / The University of Sheffield

BOEING

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FACTORY 2050

BOEING

Menzies DISTRIBUTION

M&S

Parfums

great bear

PRETTYLITTLETHING

IKEA

OUTO KUMPU

BESSEMER PARK



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

OUTLINE PLANNING CONSENT FOR 659,000 SQ FT

PHASE 1 - FULLY LET

J33

M1

M1

J34

## 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

UNIT 6  
292,445 SQ FT

UNIT 5  
94,175 SQ FT

UNIT 4  
135,625 SQ FT

UNIT 3  
83,237 SQ FT

ITM  
POWER

Arthrex

# PHASE 1

SHEPCOTE LANE



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# 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          |
| <b>SUB TOTAL</b> | <b>83,237</b> | <b>7,733</b> |

- 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           |
| <b>SUB TOTAL</b> | <b>135,625</b> | <b>12,600</b> |

- 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

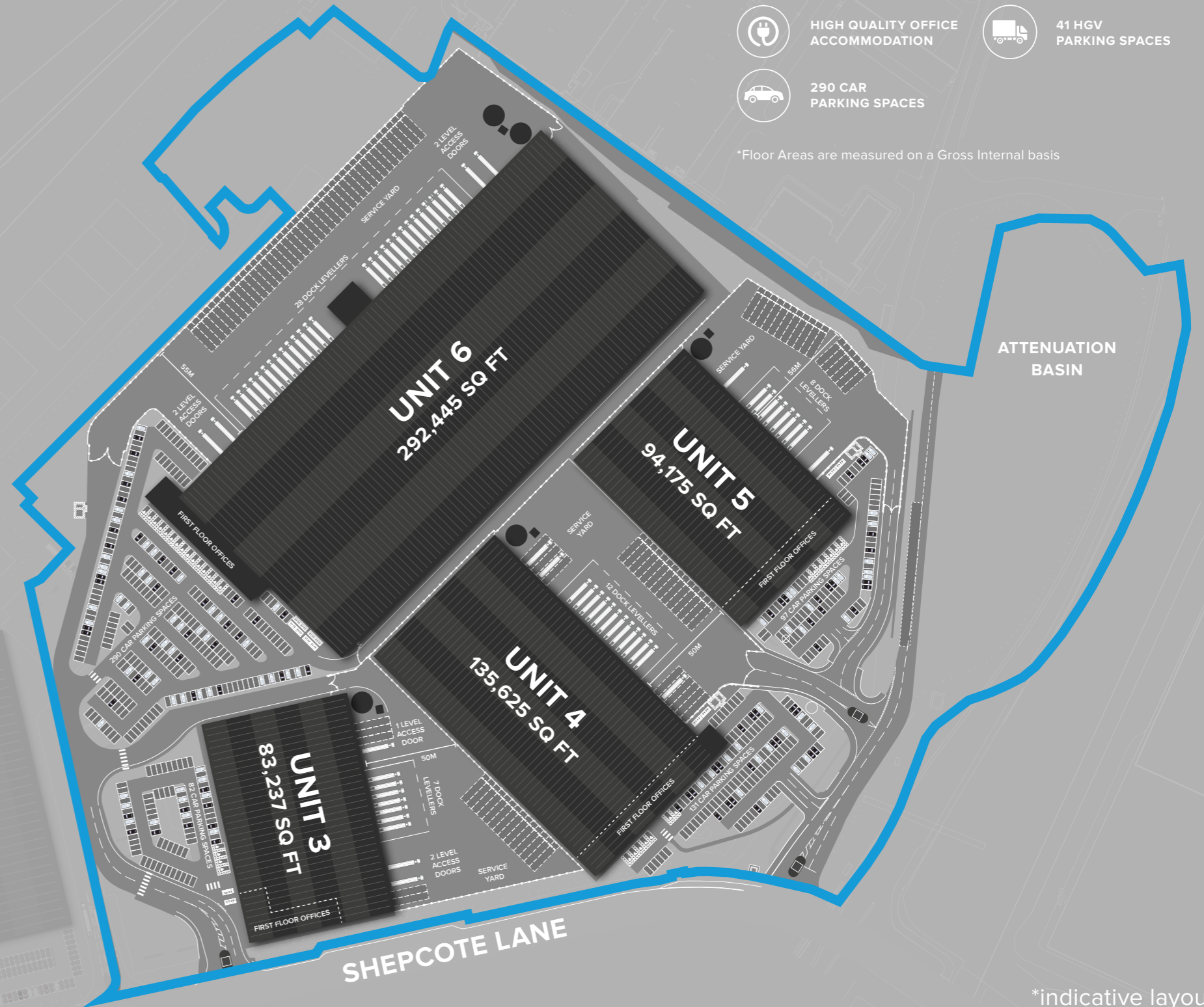
| UNIT 5           | SQ FT         | SQ M         |
|------------------|---------------|--------------|
| WAREHOUSE        | 86,145        | 8,003        |
| OFFICE           | 8,030         | 746          |
| <b>SUB TOTAL</b> | <b>94,175</b> | <b>8,749</b> |

- 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            |
| <b>SUB TOTAL</b> | <b>292,445</b> | <b>27,170</b> |

- 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

SAT NAV: S9 1RF

# THE UK'S 5<sup>TH</sup> 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   |



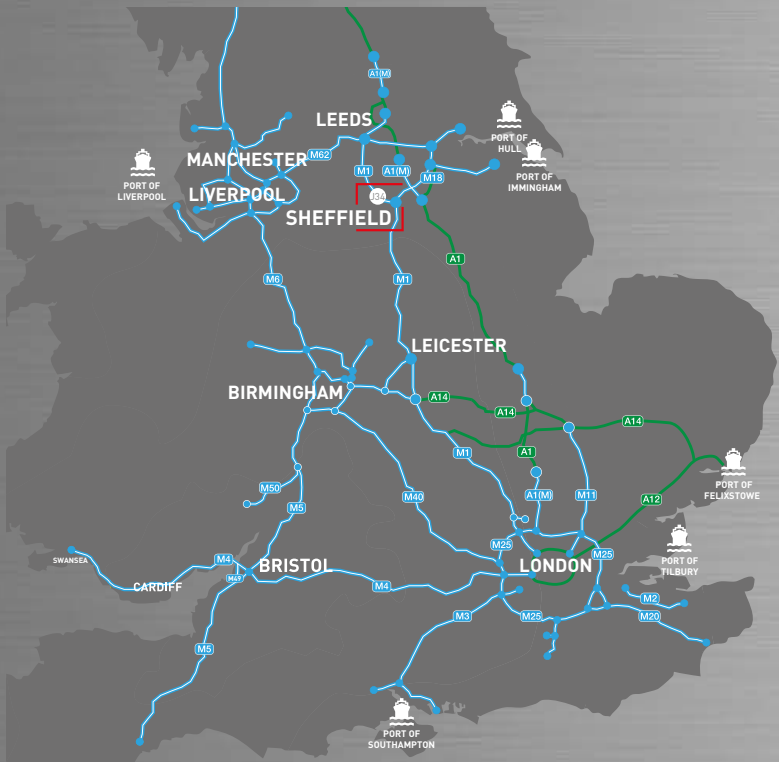
## AIR

|                             |          |
|-----------------------------|----------|
| 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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July 2020

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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