PLP SMITHYWOOD

COMPLETION Q4 2020

343,000 SQ FT

PRIME LOGISTICS/INDUSTRIAL FACILITY

SHEFFIELD J35 / M1

SMITHYWOOD BUSINESS PARK, S35 1QP

CARBON NET ZERO READY

Samuel Grant Packaging

PLP SMITHYWOOD

LONDON

MEADOWHALL

Cutting&Wear

SHEFFIELD CITY CENTRE

dpd

PROVINCIAL PARK

M1

powerstar

J35

COWLEY HILL

A629

COWLEY WAY

SMITHY WOOD DRIVE

NETHER LANE

CHAPELTOWN STATION (1 MILE)

LEEDS & THE NORTH

COWLEY LANE

IMMEDIATE ACCESS TO M1 J35

SAT NAV: S35 1QP

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IMMEDIATE ACCESS TO M1 J35

INVESTING IN SUSTAINABLE PROPERTY

- BREEAM VERY GOOD RATING
- EPC A RATING
- 12% OF THE PROPERTY COVERED BY ROOFLIGHTS
- 8 RAPID ELECTRIC CAR CHARGING POINTS AND 10 FAST CAR CHARGING POINTS
- VRV HEATING AND COOLING SYSTEM TO OFFICES
- 20% OF THE BUILDING'S ENERGY FROM ON SITE LOW AND ZERO CARBON TECHNOLOGY SOURCES INCLUDING SOLAR PV

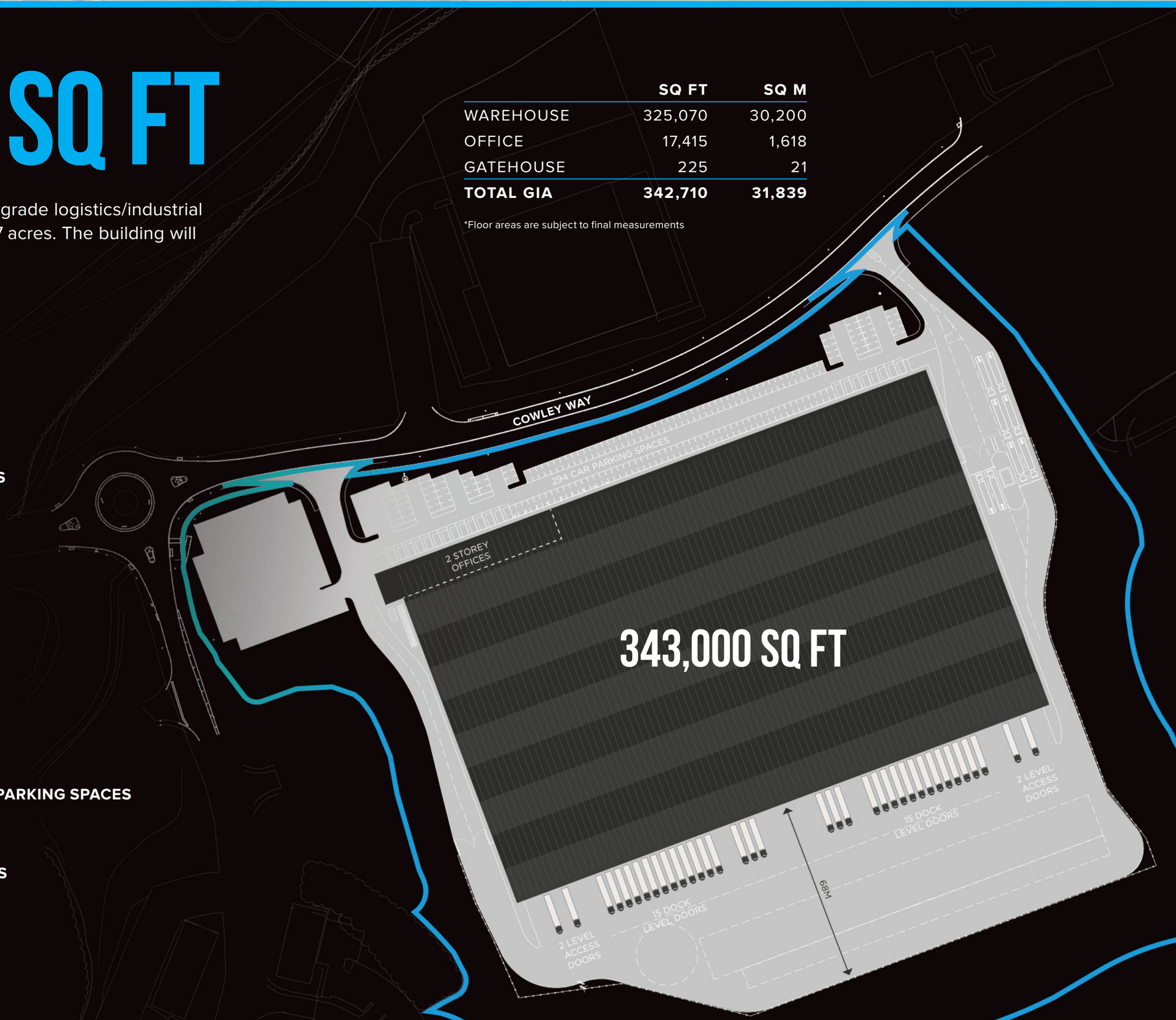
343,000 SQ FT

PLP Smithywood will provide a new, high grade logistics/industrial facility situated on a site area of approx 17 acres. The building will benefit from the following features:

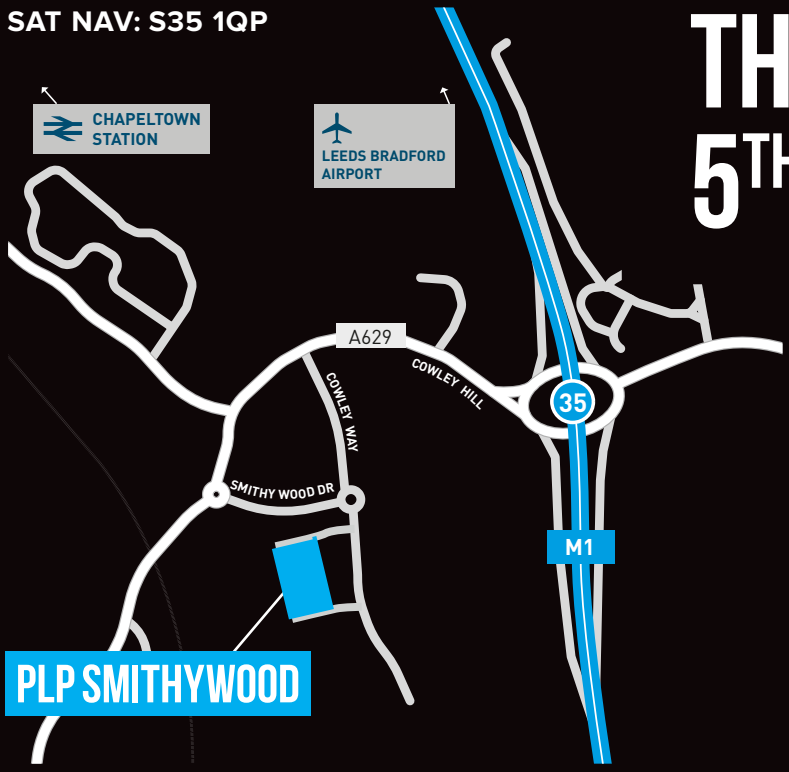
- 15M HAUNCH HEIGHT
- 50 KN/M2 FLOOR LOADING
- 30 DOCK LEVEL LOADING DOORS
- 4 LEVEL ACCESS DOORS
- 68M DEEP YARD
- 294 CAR PARKING SPACES
- POTENTIAL FOR UP TO 101 HGV PARKING SPACES
- 2 STOREY, FULLY FITTED OFFICES
- GATEHOUSE
- BUILDING FUTURE-PROOFED TO ACCOMMODATE MULTI OCCUPATION

	SQ FT	SQ M
WAREHOUSE	325,070	30,200
OFFICE	17,415	1,618
GATEHOUSE	225	21
TOTAL GIA	**342,710**	**31,839**

*Floor areas are subject to final measurements



SAT NAV: S35 1QP



THE UK'S 5TH LARGEST CITY

ROAD

M1 – J35	1 mile
Sheffield City Centre	7 miles
Leeds	29 miles
Manchester	38 miles
Leicester	70 miles

RAIL

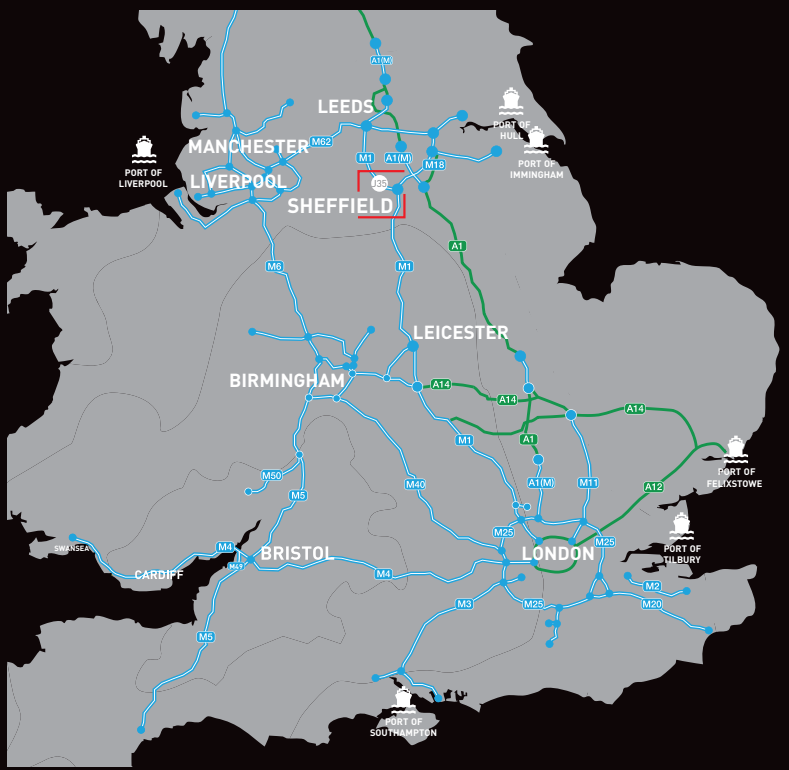
Chapeltown Station	1 mile
Sheffield Station	8 miles

AIR

Doncaster Sheffield Airport	24 miles
Leeds Bradford Airport	37 miles
Manchester Airport	43 miles
East Midlands Airport	53 miles

PORTS

Hull	66 miles
Immingham	68 miles
Port of Liverpool and L2	95 miles



DRIVE TO M1 J35, AND JUST 7 MINS TO M1 J34

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

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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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