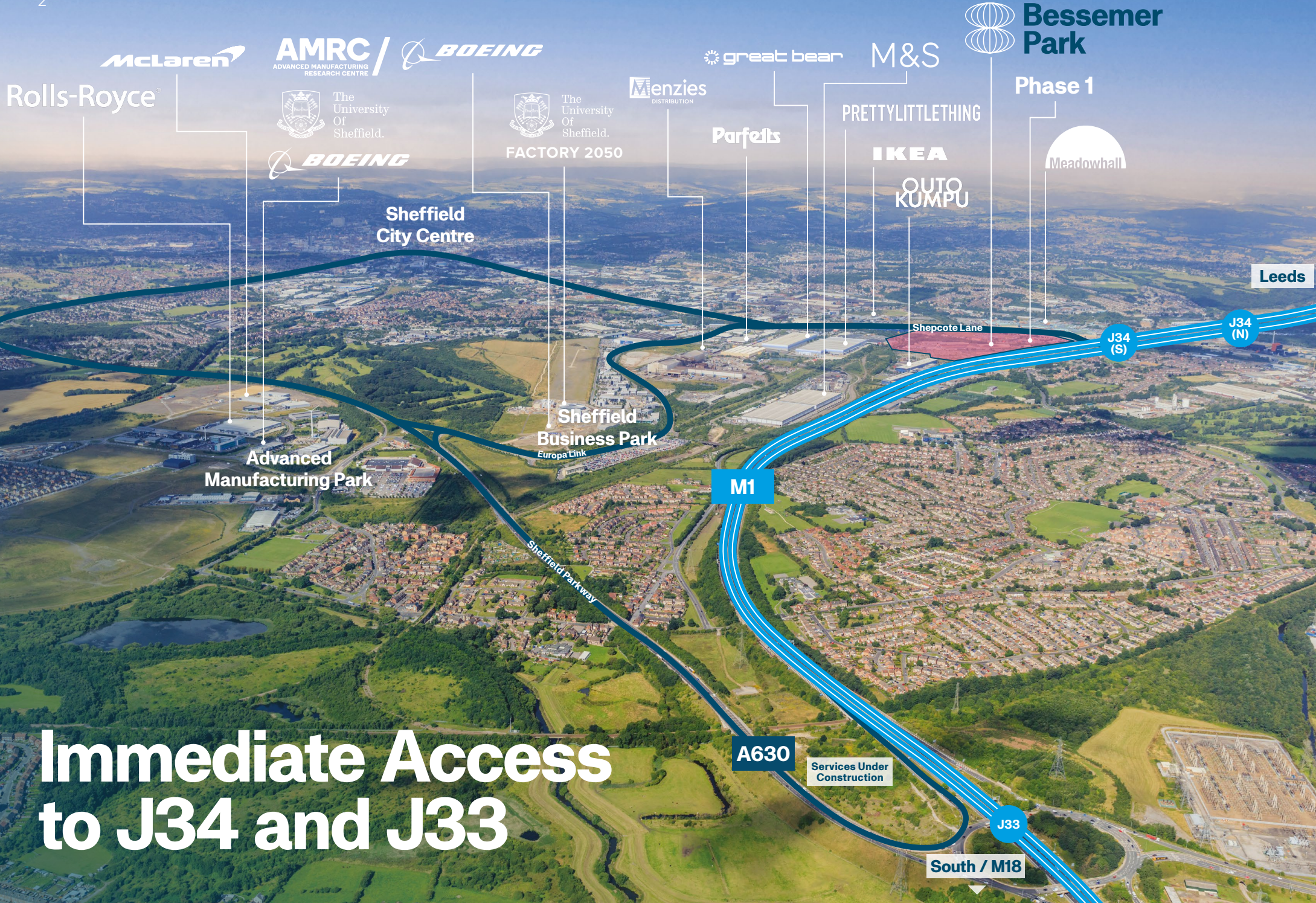


Bessemer Park

Sheffield S9 1DZ
Shepcote Lane, J34 M1




294,463 Sq Ft
Available To Let




**Immediate Access
to J34 and J33**

Exceeding Industry Standards



Diverse Motorway Access



Adjacent M1 J34



Up to 3.74MVA Power




Highly Skilled Workforce



18M Unrivalled Height



Sheffield City Proximity



55M Extra Large Yard Depth



Carbon Net Zero



J34

Arthrex
Phase 1 Fully Let

ITM POWER

ITM POWER

dormole

BAE SYSTEMS

UNIT 3A
294,463 SQ FT

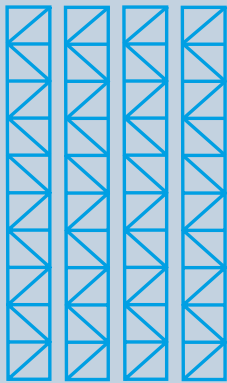
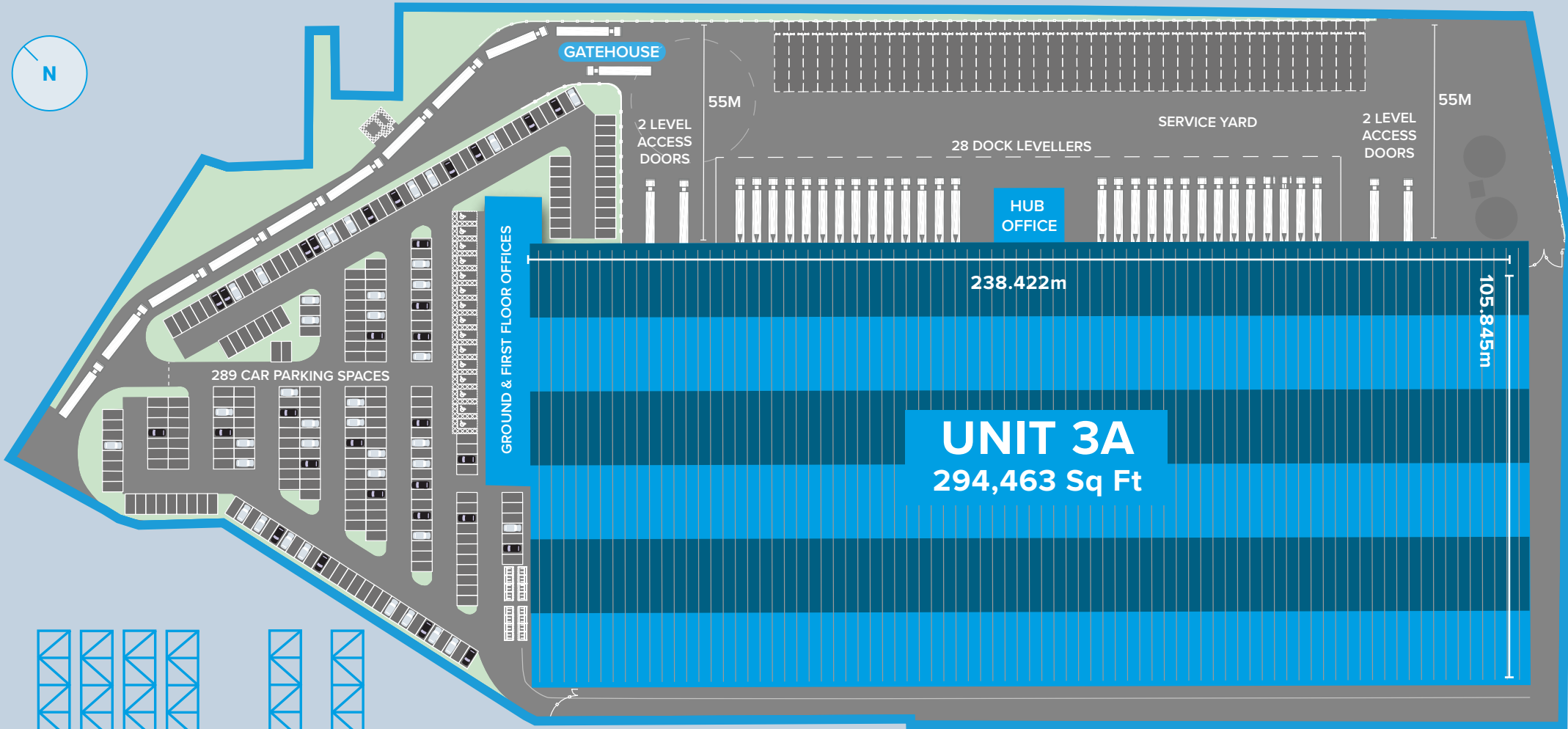
M1



Invest Sheffield

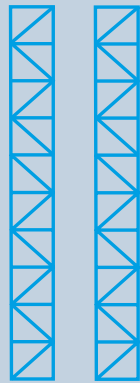
South Yorkshire Investment Zone
The UK's First Investment Zone with financial assistance available to qualifying businesses

Contact: marianne.hawksworth@sheffield.gov.uk
01142 232 353



VERY NARROW AISLE PALLETS

68,784



WIDE AISLE PALLETS

52,032

Site Plan

294,463 Sq Ft

Accommodation

	SQ FT	SQ M
WAREHOUSE	271,072	25,183
GROUND FLOOR OFFICE	8,877	825
FIRST FLOOR OFFICE	9,369	870
GROUND FLOOR HUB OFFICE	2,439	226
FIRST FLOOR HUB OFFICE	2,401	224
GATEHOUSE	305	28
TOTAL	294,463	27,356

Specification

HAUNCH HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	FLOOR LOADING
18M	55M	28	4	50KN/M2

CAR PARKING	HGV PARKING	HUB OFFICE	POWER AVAILABLE	EV CHARGING BAYS
289	41	YES	UP TO 3.74 MVA	5



Ground Floor Office



First Floor Office



Future-proofed for net zero operations



Carbon Net Zero Ready



EPC A



Smart Ready Building



Enhanced Use of Recycled and Recyclable Materials



Intelligent LED Lighting System and Sensors



FSC 100% Sustainably Sourced Timber



Enhanced Air Source Heating and Cooling Pump System



Energy & Utility Metering Monitoring



'Supertight' Building Envelope to Minimise Air Leakage



Future Proofed for 100% PV Installation



Enhanced Glazing for Thermal Performance



Grey Water Harvesting



Biodiversity Protection and Promotion



12% Roof Lights



BREEAM Very Good



10% Solar PV Roof Coverage



Efficient Sensor System



Grade 'A' Office Environment



Natural Ventilation



Cycle Shelters and Storage



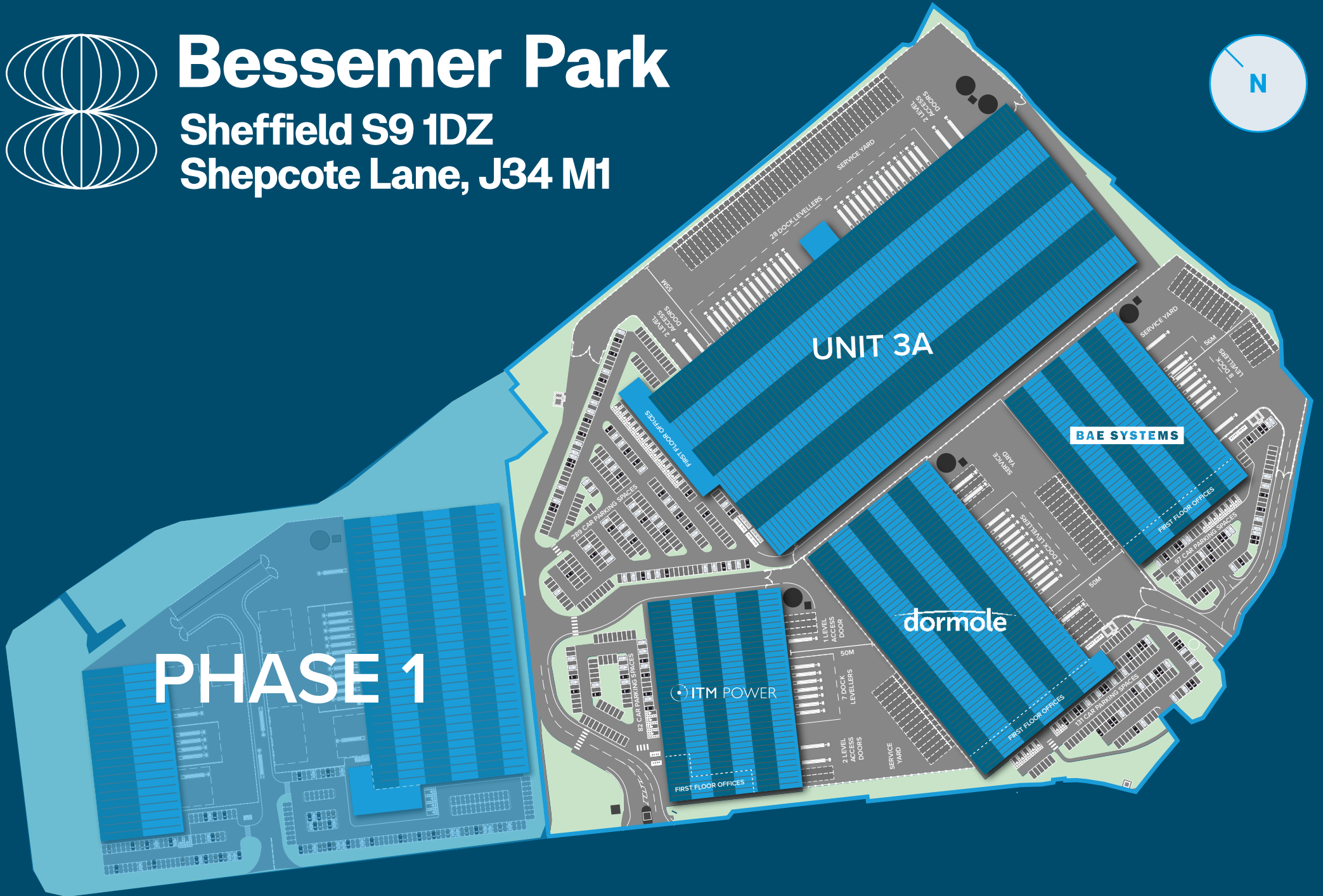
Car Park 100% EVCP Ready





Bessemer Park

Sheffield S9 1DZ
Shepcote Lane, J34 M1



Demographics



1 Minute

1 minute drive to M1 J34, and just 7 mins to M1 J33.



1,400,000

1.4 million people of working age within a 60 minute drive time.



2,000,000

2,000,000 economically active people within a 45 minute drive time.

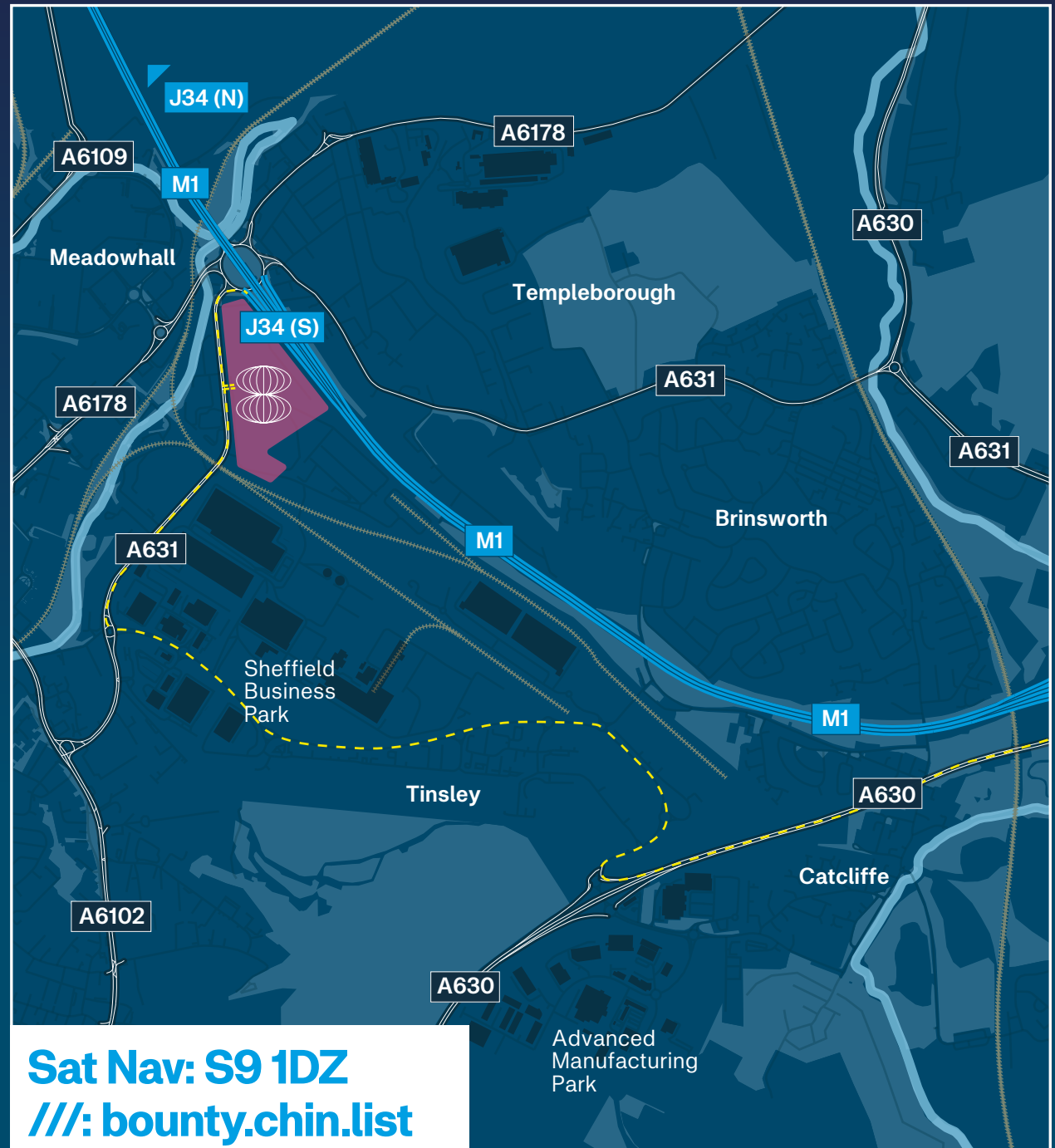


87%

87% of the UK population within a 4.5 hour drive time.



Engineering at The University of Sheffield is ranked in the Top 100 in the World and Top 10 in the UK within the World University Rankings 2024.



Drive Times



Road

M1 – J34	0.5 miles
M1 – J33	3 miles
Sheffield City Centre	3.5 miles

Rail

Meadowhall Station	1.5 miles
Sheffield Station	4 miles
Woodhouse Station	5 miles

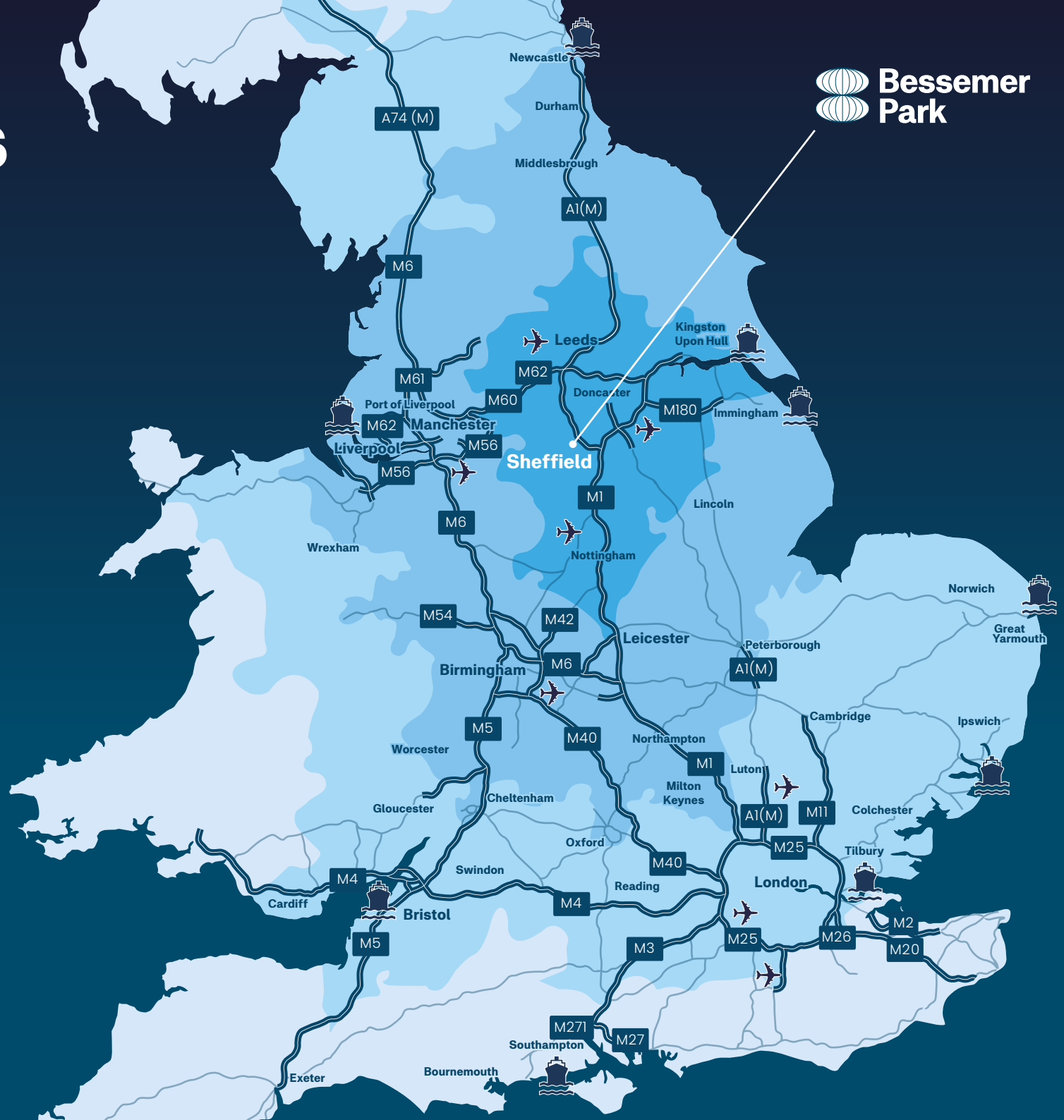
Ports

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

Air

Manchester Airport	49 miles
East Midlands Airport	50 miles

- 90 Minute Drive
- 3 Hour Drive
- 4.5 Hour Drive
- 4.5 + Hour Drive







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