

# Bessemer Park

Sheffield S9 1DZ

## Phase 2

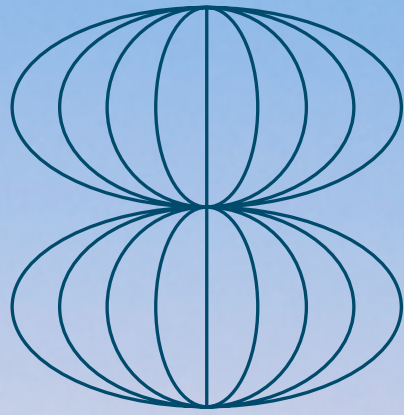
4 Units Available

83,237 Sq Ft – 292,445 Sq Ft

**Completion October 2023**







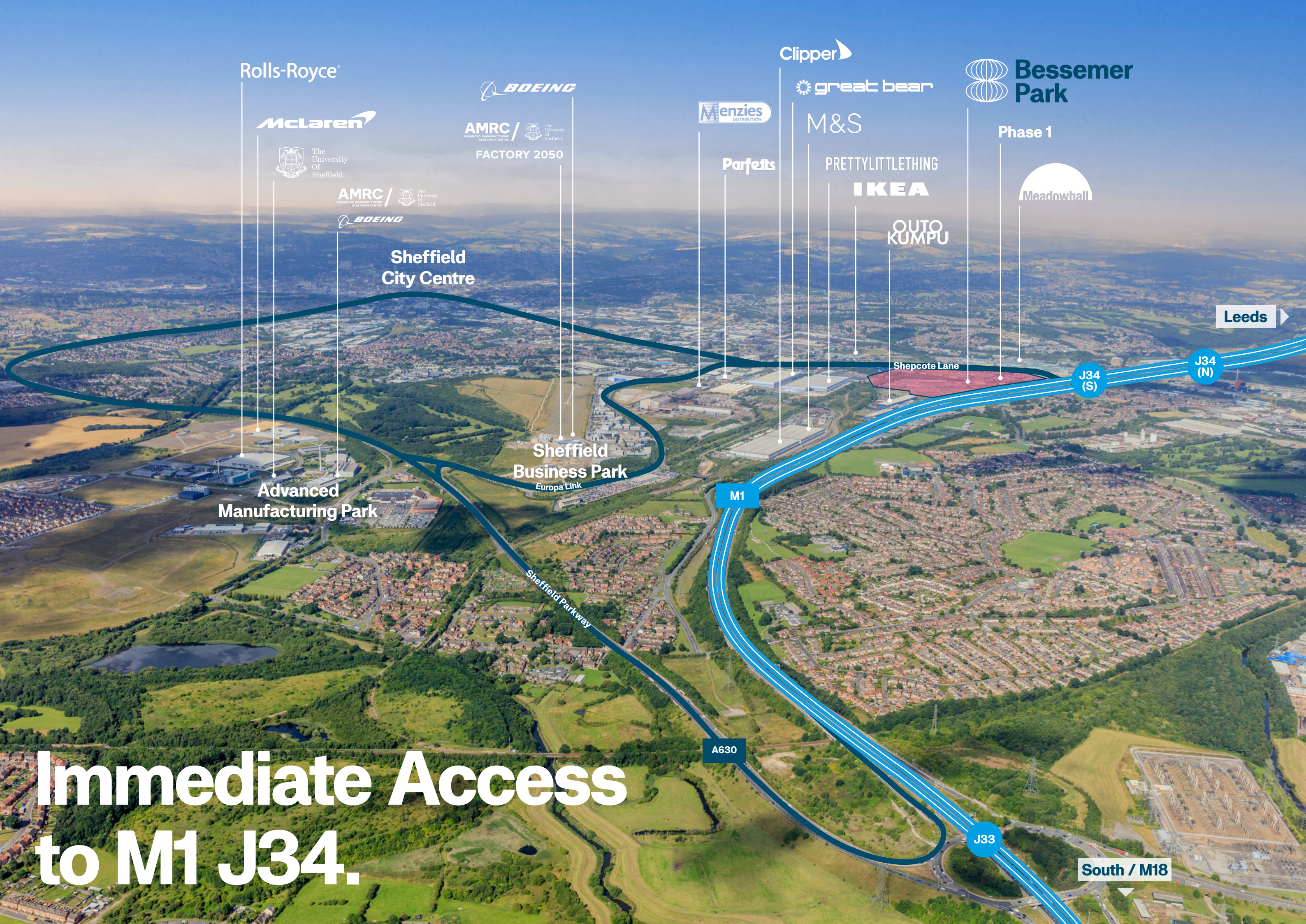
# Bessemer Park

## Exceeding Industry Standards.

Overview	4
Phase 2	6
Unit 3	10
Unit 4	12
Unit 5	14
Unit 6	16
Connections	20
Carbon Net Zero	22
Contact	24







Rolls-Royce®

McLaren



AMRC / The University of Sheffield

BOEING

BOEING

AMRC / The University of Sheffield  
FACTORY 2050

Sheffield City Centre

Advanced Manufacturing Park

Sheffield Business Park  
Europa Link

M1

A630

J33

South / M18

Clipper

great bear

Menzies DISTRIBUTION

Parfells

M&S

PRETTYLITTLETHING

IKEA

OUTO KUMPU



Bessemer Park

Phase 1



Shepcote Lane

J34 (S)

J34 (N)

Leeds

Immediate Access  
to M1 J34.



# Phase 2

- + Under Construction
- + PC October 2023
- + 6MVA of Power available
- + Phase 1 – Fully let

## Investing in Sustainable Property

- + Net Carbon Zero development
- + 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



M1

M1

Phase 1  
Fully Let

ITM POWER

Arthrex

UNIT 6  
292,445 SQ FT

UNIT 5  
94,175 SQ FT

UNIT 4  
135,625 SQ FT

UNIT 3  
83,237 SQ FT

Shepcote Lane

J34



SAT NAV: S9 1DZ



# Phase 2

## 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.

Detailed planning has now been granted for 4 Grade A industrial distribution units as follows:

### Accommodation

Unit	Warehouse		Offices		Hub Offices		Gatehouse		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
3	77,447	7,195	5,790	538	-	-	-	-	83,237	7,733
4	126,100	11,715	9,525	885	-	-	-	-	135,625	12,600
5	86,145	8,003	8,030	746	-	-	-	-	94,175	8,749
6	270,240	25,107	17,600	1,635	4,380	407	225	21	292,445	27,170
Total	559,932	52,020	40,945	3,804	4,380	407	225	21	605,482	56,252

### Specification

Unit	 Haunch Height	 Yard Depth	 Dock Doors	 Level Access	 Car Parking	 HGV Parking	 Floor Loading
3	12.5m	84m	7	3	82	19	50Kn
4	12.5m	50m	12	3	132	21	50Kn
5	12.5m	56m	8	2	97	17	50Kn
6	18m	55m	28	4	290	41	50Kn



\*indicative layout



# Unit 3








## 83,237 Sq Ft



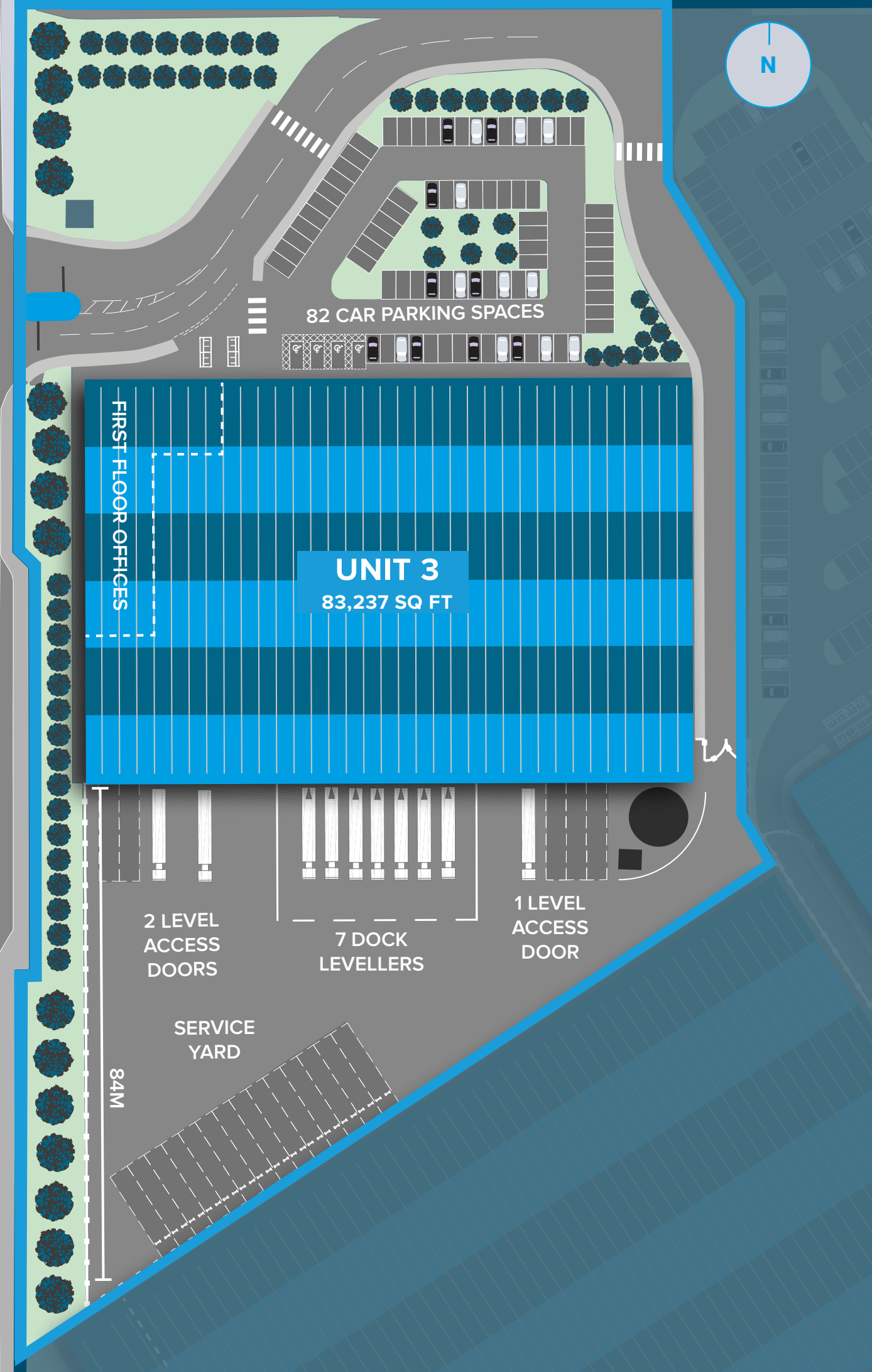
### Accommodation

Unit	Warehouse		Offices		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
3	77,447	7,195	5,790	538	83,237	7,733

### Specification

Unit	 Haunch Height	 Yard Depth	 Dock Doors	 Level Access	 Car Parking	 HGV Parking	 Floor Loading
3	12.5m	84m	7	3	82	19	50Kn

SHEPCOTE LANE





# Unit 4






## 135,625 Sq Ft

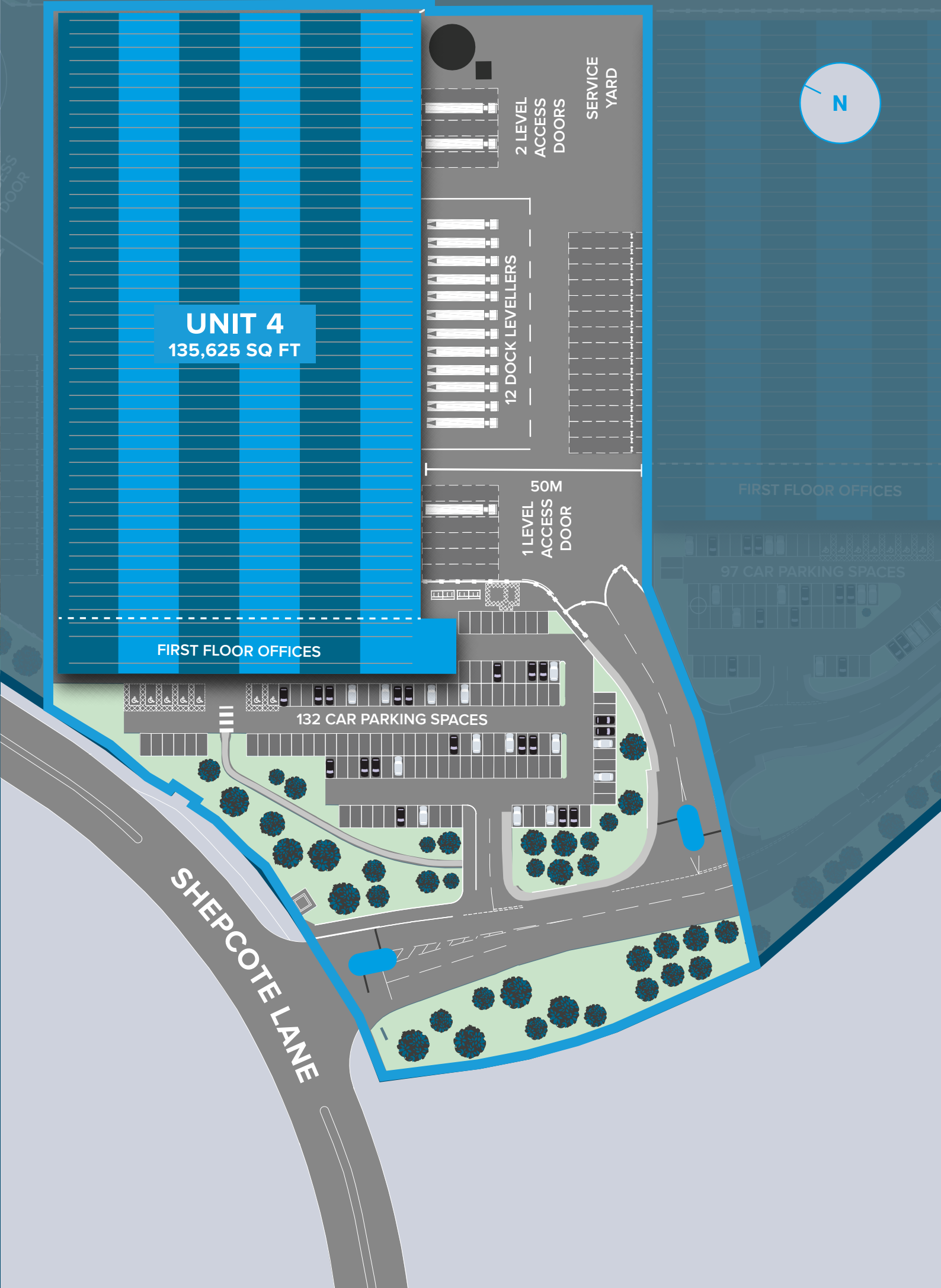


### Accommodation

Unit	Warehouse		Offices		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
4	126,100	11,715	9,525	885	135,625	12,600

### Specification

Unit	 Haunch Height	 Yard Depth	 Dock Doors	 Level Access	 Car Parking	 HGV Parking	 Floor Loading
4	12.5m	50m	12	3	132	21	50Kn





# Unit 5








## 94,175 Sq Ft



### Accommodation

Unit	Warehouse		Offices		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
5	86,145	8,003	8,030	746	94,175	8,749

### Specification

Unit	 Haunch Height	 Yard Depth	 Dock Doors	 Level Access	 Car Parking	 HGV Parking	 Floor Loading
5	12.5m	56m	8	2	97	17	50Kn





# Unit 6








## 292,445 Sq Ft

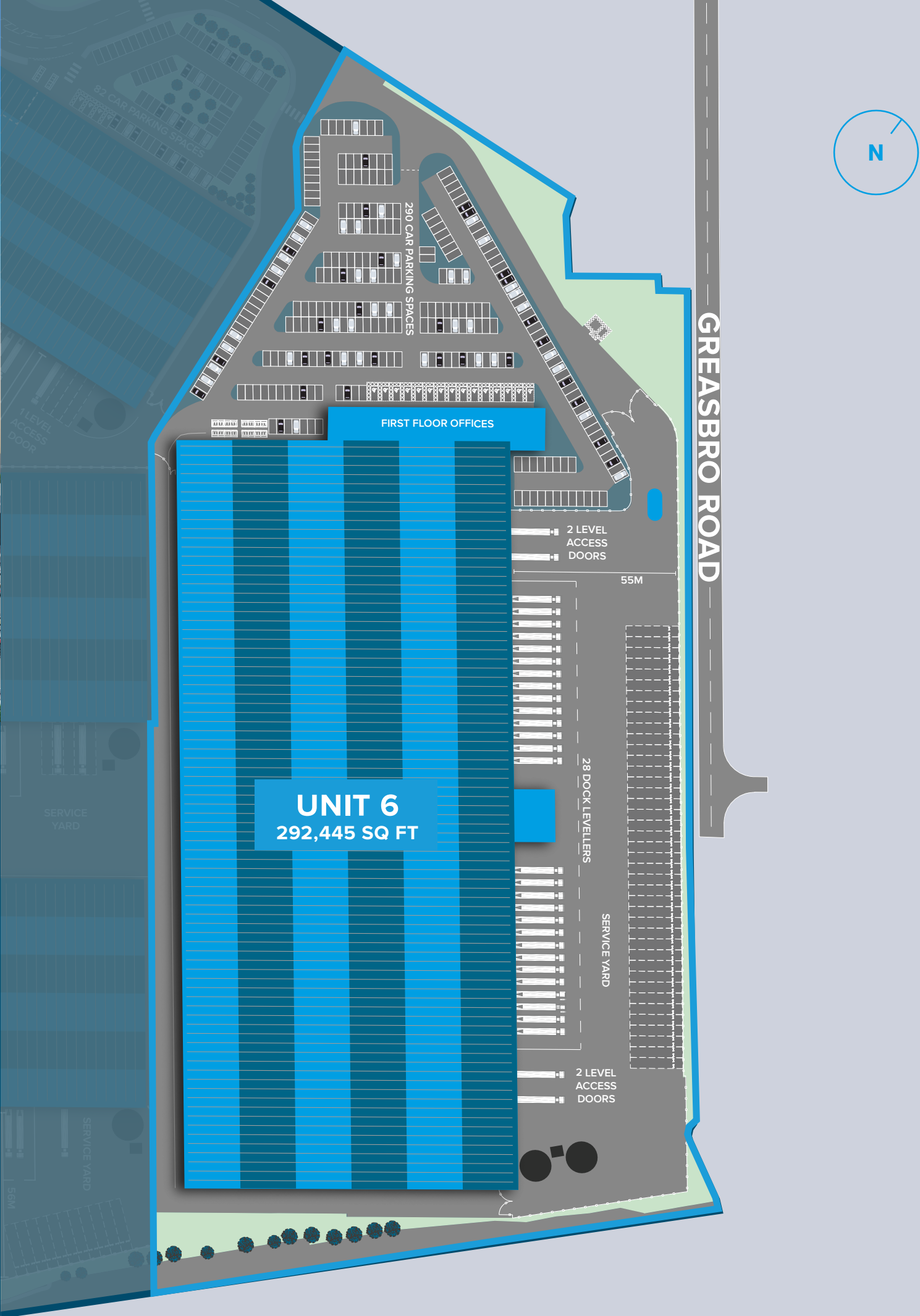


### Accommodation

Unit	Warehouse		Offices		Hub Offices		Gatehouse		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
6	270,240	25,107	17,600	1,635	4,380	407	225	21	292,445	27,170

### Specification

Unit	 Haunch Height	 Yard Depth	 Dock Doors	 Level Access	 Car Parking	 HGV Parking	 Floor Loading
6	18m	55m	28	4	290	41	50Kn





# Bessemer Park Under Construction Completion October 2023



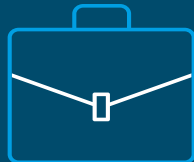


# The 5th Largest City in the UK.



## 1 Minute

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



## 610,000

610,000 people of working age within a 40 minute drive time.



## 1,400,000

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



## 90%

90% of the UK population within a 4.5 hour drive time.

## Connections

### Road

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

### Rail

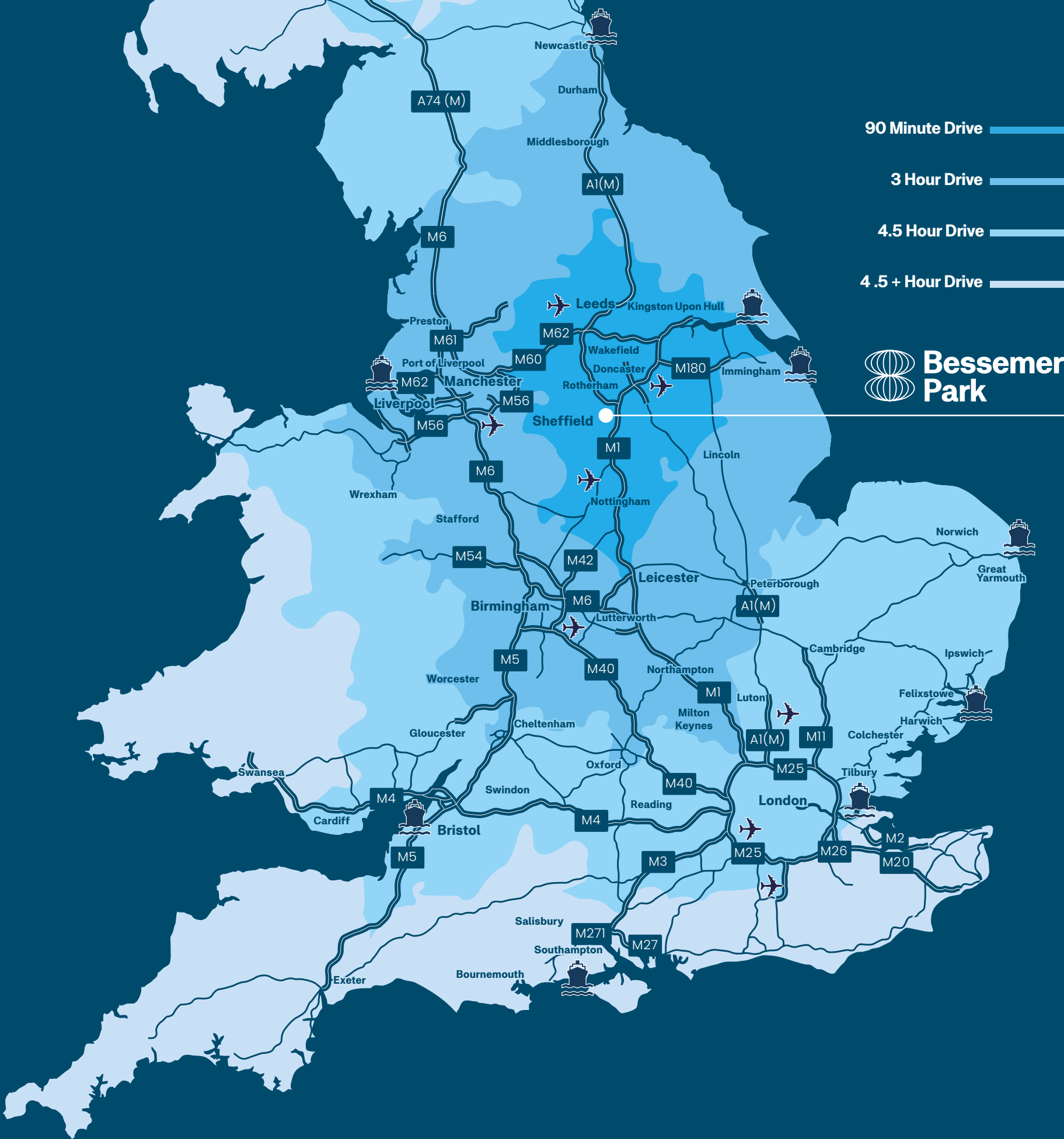
Meadowhall Station	1.5 miles
Sheffield Station	4 miles
Woodhouse Station	5 miles

### 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





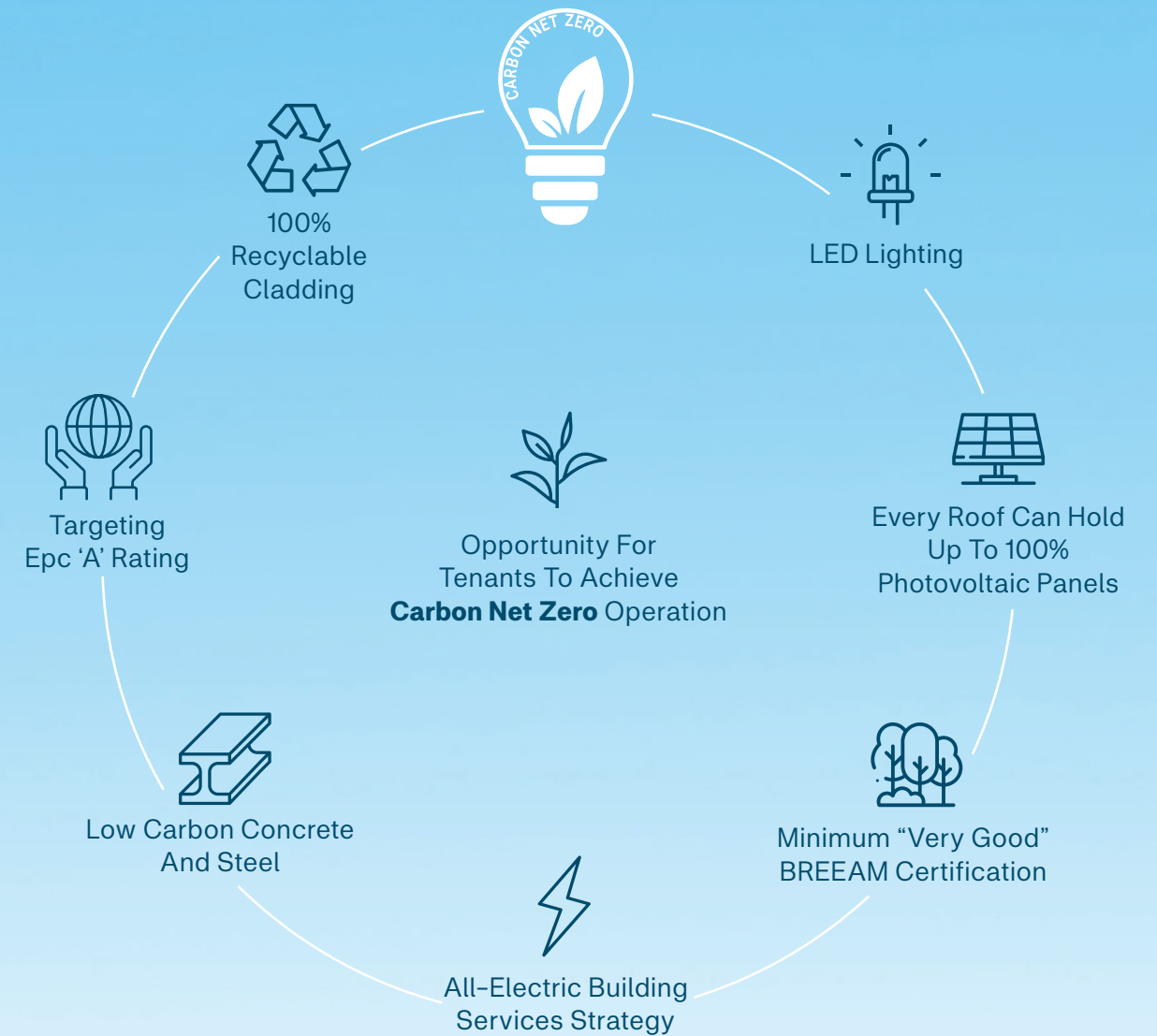
# Delivering Carbon Net Zero Developments

Working with Turley Sustainability and Natural Capital Partners, leading experts in net zero and climate finance, PLP is delighted to announce their commitment to deliver all new speculative developments as carbon net zero in accordance with the UK Green Building Council Net Zero Buildings Framework.

New buildings will be net zero ready through reducing and then offsetting remaining construction carbon via high-quality international projects, 50% Cookstove project Ghana and 50% global renewable energy.

The carbon net zero concept combines carbon net zero construction with carbon net zero design including targeting an EPC A rating and an all-electric building services strategy. PLP also double any solar PV requirement of the local planning authority. This enables tenants to achieve carbon net zero operation by utilising built in renewable energy features and procuring appropriate renewable energy supplies.

To reduce construction carbon, PLP utilise smart materials such as 100% recyclable cladding systems plus low carbon concrete and steel. Remaining carbon emissions are addressed via the purchase of high quality carbon offsets to achieve carbon net zero construction at practical completion in accordance with the UKGBC Framework.



## The PLP Commitment





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///: fuel.melt.look



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