



# BESSEMER PARK



**PHASE 1**  
**45,000 AND 134,000 SQ FT**

**BRAND NEW INDUSTRIAL/WAREHOUSE UNITS**

**SHEPCOTE LANE, SHEFFIELD S9 1RF**

Rolls-Royce®

AMRC / Advanced Manufacturing Research Centre  
FACTORY 2050

great bear

**BESSEMER  
PARK**

McLaren

The University  
Of  
Sheffield.

AMRC / Advanced Manufacturing Research Centre  
BOEING

BOEING

Menzies  
DISTRIBUTION

Parfells

M&S

PRETTYLITTLETHING

IKEA

OUTO  
KUMPU

Meadowhall

**SHEFFIELD  
CITY CENTRE**

LEEDS

**ADVANCED  
MANUFACTURING  
PARK**

**SHEFFIELD  
BUSINESS  
PARK**

SHEPCOTE LANE

J34  
(S)

J34  
(N)

EUROPA LINK

M1

SHEFFIELD PARKWAY

A630

**IMMEDIATE  
ACCESS TO M1 J34**

SOUTH/M18

J33

SAT NAV: S9 1RF

J33

# IMMEDIATE ACCESS TO M1 J34

## PHASE 1

COMPLETION Q4 2019



SAT NAV: S9 1RF

# 45,000 SQ FT AND 134,000 SQ FT

With immediate access to J34 of the M1 motorway, Bessemer Park comprises an impressive and nationally significant 50 acre development site situated in Sheffield within the heart of the UK.

UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
WAREHOUSE	40,435	3,756	WAREHOUSE	122,344	11,366
OFFICE	4,565	424	OFFICE	11,656	1,082
<b>TOTAL</b>	<b>45,000</b>	<b>4,180</b>	<b>TOTAL</b>	<b>134,000</b>	<b>12,448</b>

\*Floor Areas are measured on a Gross Internal basis

-  UNIT 1 – 10M EAVES HEIGHT  
UNIT 2 – 12.5M EAVES HEIGHT
-  UNIT 1 – 4 DOCK LEVEL LOADING DOORS  
UNIT 2 – 12 DOCK LEVEL LOADING DOORS
-  UNIT 1 – 2 LEVEL ACCESS LOADING DOORS  
UNIT 2 – 2 LEVEL ACCESS LOADING DOORS
-  UNIT 1 – 40M SECURE YARD  
UNIT 2 – 50M SECURE YARD
-  HIGH QUALITY OFFICE ACCOMMODATION
-  UNIT 1 – 64 CAR PARKING SPACES  
UNIT 2 – 131 CAR PARKING SPACES
-  UNIT 1 – 15 HGV PARKING SPACES  
UNIT 2 – 31 HGV PARKING SPACES



