



Bessemer Park

Sheffield S9 1DZ
Shepcote Lane, J34 M1



96,805 Sq Ft

Available To Let

Exceeding Industry Standards

J34

M1

Arthrex
Phase 1 Fully Let

ITM POWER

ITM POWER

UNIT 3A
294,463 Sq Ft

UNIT 5
96,805 SQ FT

dormole



Diverse Motorway Access



Adjacent M1 J34



Up to 1MVA Power



Highly Skilled Workforce



Unrivalled Height



Sheffield City Proximity



Extra Large Yard Depth



Carbon Net Zero



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

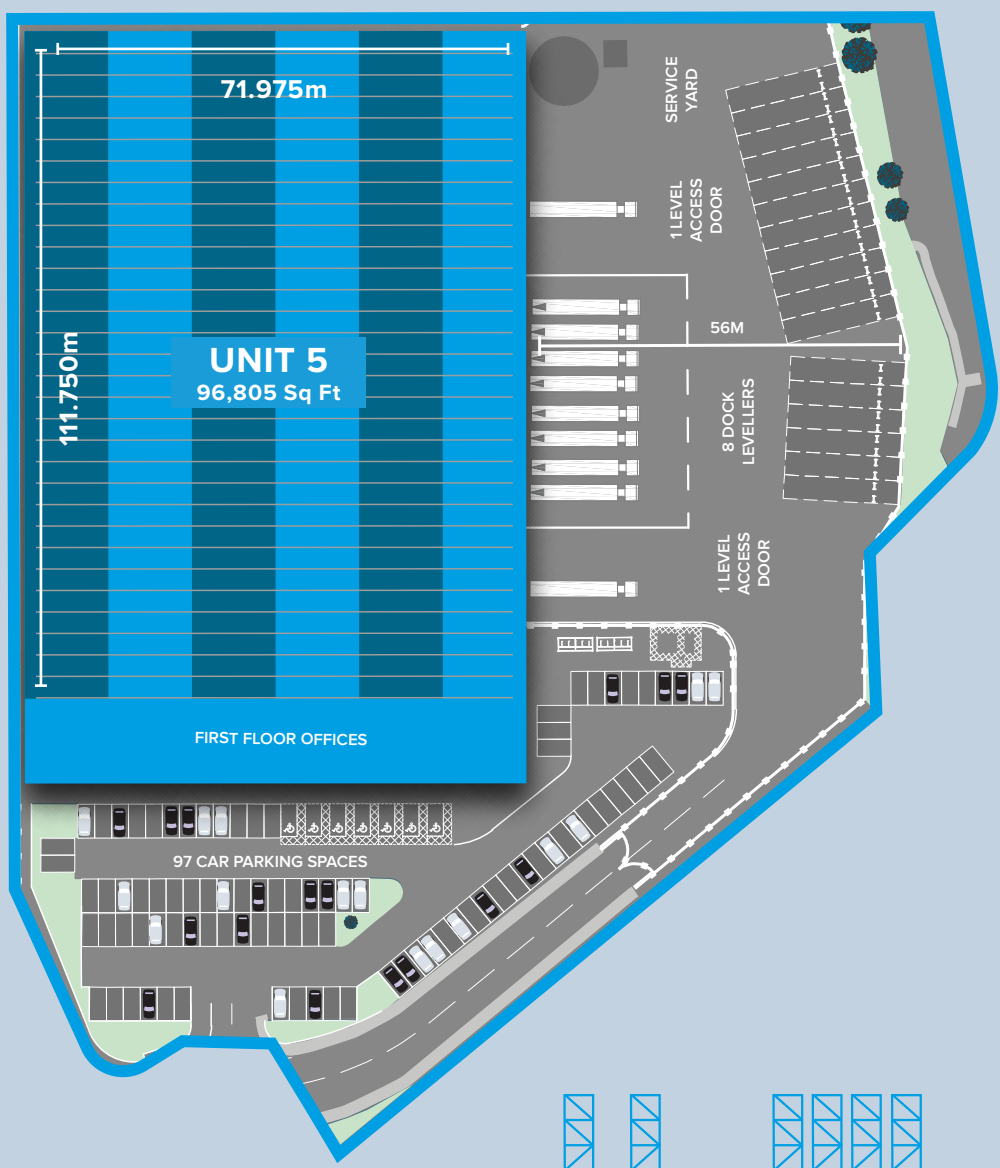
Site Plan

Accommodation

	SQ FT	SQ M
WAREHOUSE	86,497	8,036
OFFICES (FF & PLANT DECK)	10,308	958
TOTAL	96,805	8,994

Specification

HAUNCH HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	CAR PARKING
12.5M	56M	8	2	97
HGV PARKING	EXPANSION FLOOR	HUB OFFICE	POWER AVAILABLE	FLOOR LOADING
17	6,752 SQ FT	YES	UP TO 1MVA	50KN/M2



WIDE AISLE PALLETS	VERY NARROW AISLE PALLETS
10,444	18,116





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

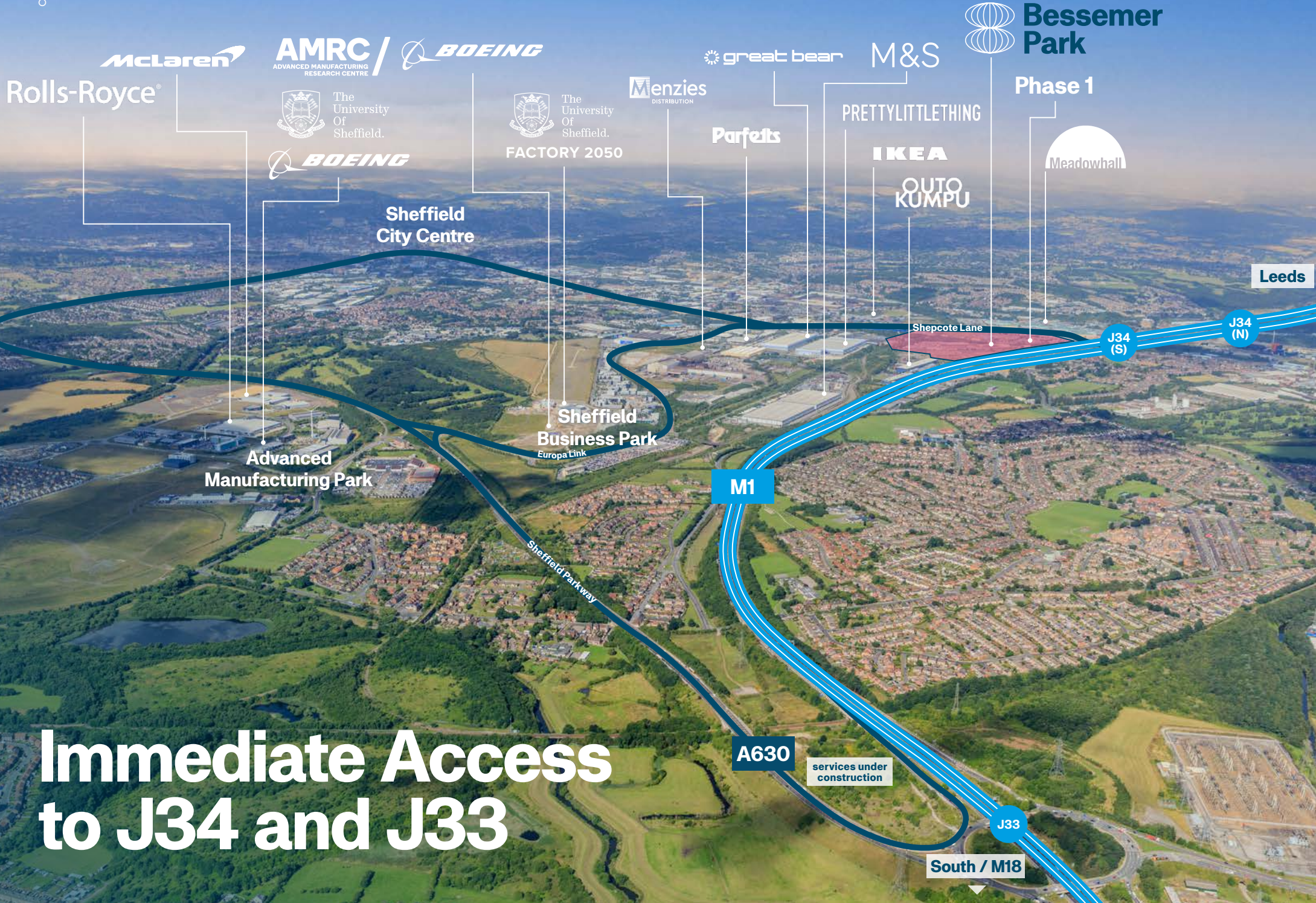


Car park 100% EVCP Ready



CERTIFIED CARBON NEUTRAL development





Rolls-Royce®

McLaren

AMRC
ADVANCED MANUFACTURING
RESEARCH CENTRE

BOEING

The University
Of
Sheffield.

BOEING

The University
Of
Sheffield.

FACTORY 2050

Menzies
DISTRIBUTION

great bear

M&S

Bessemer
Park

Phase 1

Meadowhall

Parfets

PRETTYLITTLETHING

IKEA

OUTOKUMPU

Leeds

J34
(N)

J34
(S)

Shepcote Lane

Sheffield
Business Park
Europa Link

Advanced
Manufacturing Park

Sheffield
City Centre

M1

Sheffield Parkway

A630

services under
construction

J33

South / M18

Immediate Access to J34 and J33

Drive Times & Demographics

Road

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

Air

Manchester Airport	49 miles
East Midlands Airport	50 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



1 Minute

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



87%

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



1,400,000

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



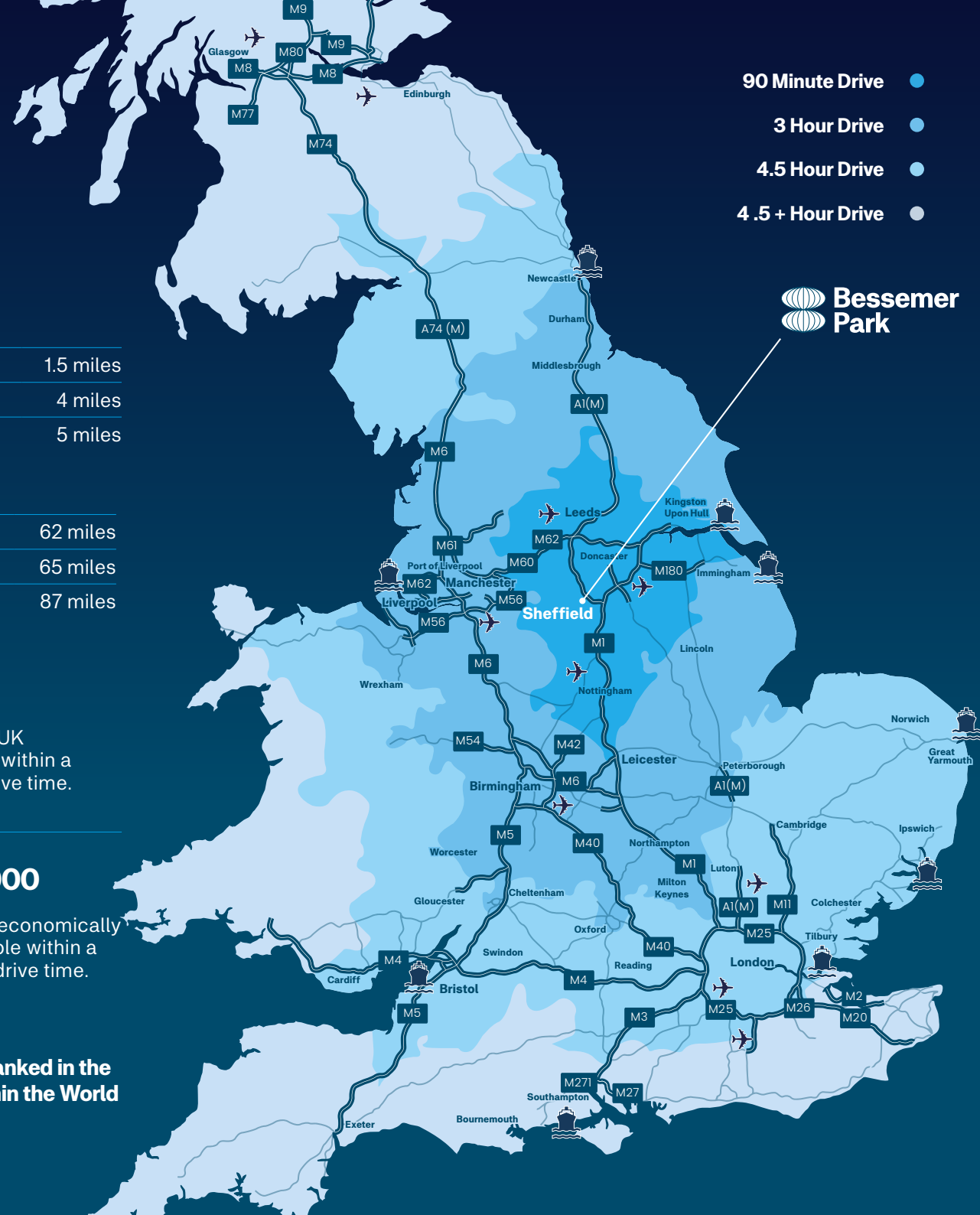
2,000,000

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



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.**

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





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