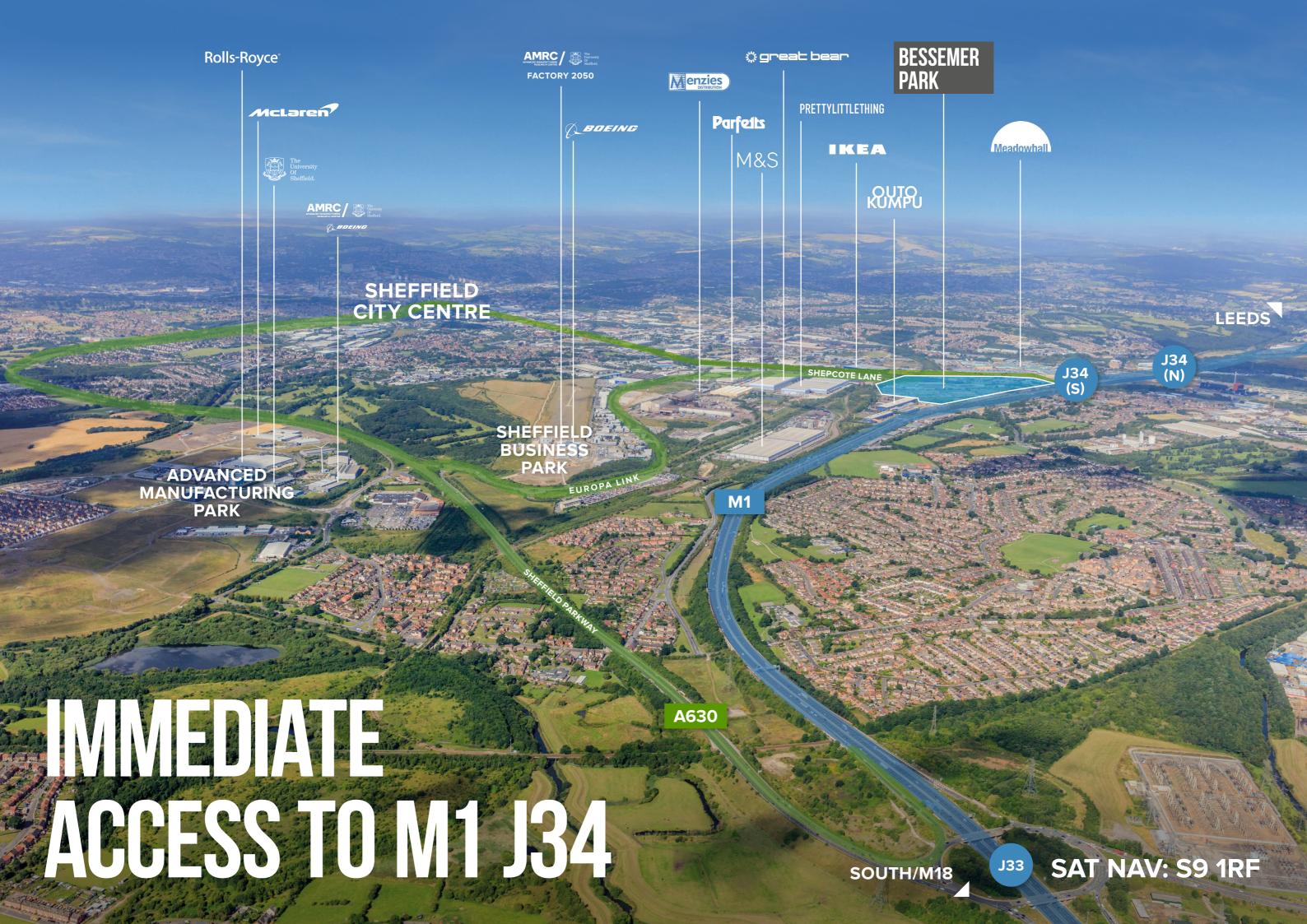


BESSENER PARK

PHASE 1 45,000 AND 134,000 SQ FT brand new industrial/warehouse units shepcote lane, sheffield s9 1RF



IMAEDAATA ACCESS TO MIAA ACCESS TO M

M1

J33

UNIT 2 134,000 SQ FT

M1

UNIT 1 45,000 SQ FT

SAT NAV: S9 1RF

45,000 SQ FT AND 134,000 SQ FT

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
TOTAL	45,000	4,180	TOTAL	134,000	12,448

PHASE 2

*Floor Areas are measured on a Gross Internal basis

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 – 10M EAVES HEIGHT UNIT 2 – 12.5M EAVES HEIGHT

J34



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

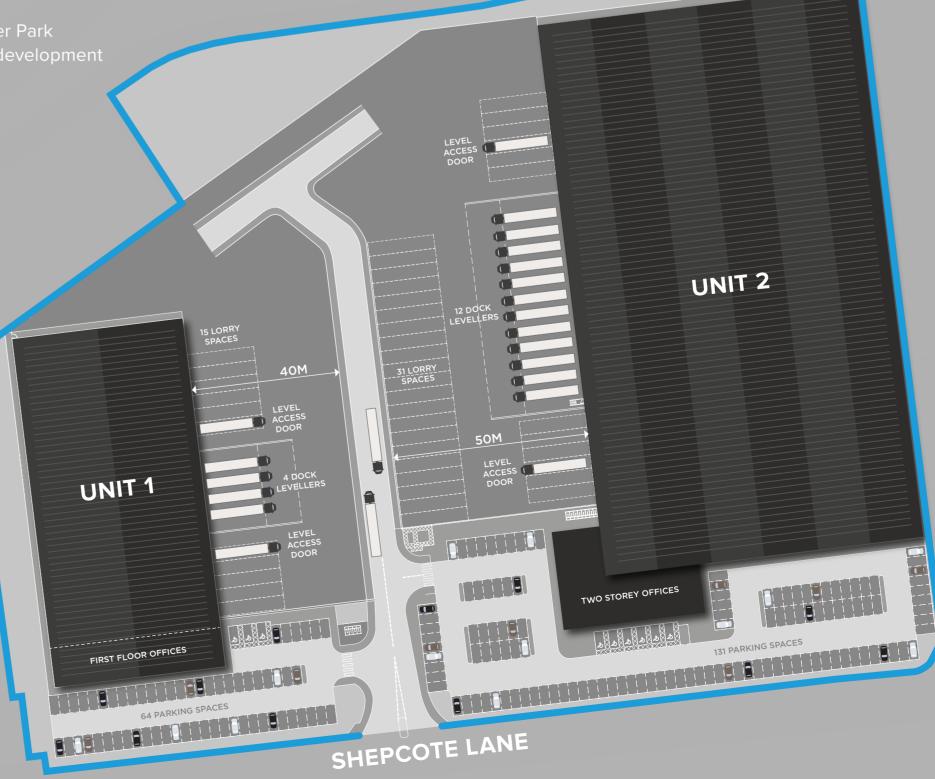


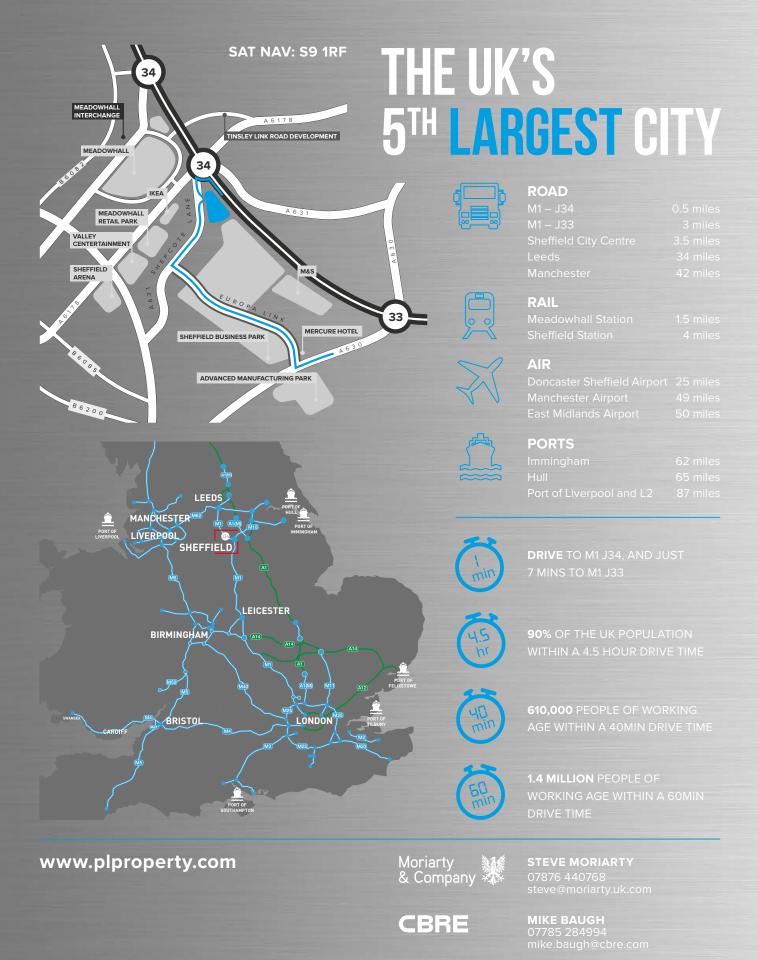
HIGH QUALITY OFFICE ACCOMMODATION

UNIT 1 – 64 CAR PARKING SPACES UNIT 2 – 131 CAR PARKING SPACES



UNIT 1 – 15 HGV PARKING SPACES UNIT 2 – 31 HGV PARKING SPACES





CHARLES BINKS

| Knight | Fr<u>ank</u>___

November 2018

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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