



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

*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

