

PLP SMITHYWOOD



AVAILABLE AUGUST 2020

343,000 SQ FT

PRIME LOGISTICS/INDUSTRIAL FACILITY

SHEFFIELD J35 / M1

SMITHYWOOD BUSINESS PARK, S35 1QP

Samuel Grant Packaging

PLP SMITHYWOOD

LONDON

MEADOWHALL

Cutting&Wear

SHEFFIELD CITY CENTRE

PROVINCIAL PARK

M1

dpd

powerstar

J35

COWLEY HILL

A629

COWLEY WAY

SMITHY WOOD DRIVE

NETHER LANE

CHAPELTOWN STATION (1 MILE)

LEEDS & THE NORTH

SAT NAV: S35 1QP

IMMEDIATE ACCESS TO M1 J35

SAT NAV: S35 1QP



IMMEDIATE ACCESS TO M1 J35

INVESTING IN SUSTAINABLE PROPERTY

- BREEAM VERY GOOD RATING
- EPC A RATING
- 12% OF THE PROPERTY COVERED BY ROOFLIGHTS
- 8 RAPID ELECTRIC CAR CHARGING POINTS AND 10 FAST CAR CHARGING POINTS
- VRV HEATING AND COOLING SYSTEM TO OFFICES
- 10% OF THE BUILDING'S ENERGY FROM ON SITE LOW AND ZERO CARBON TECHNOLOGY SOURCES INCLUDING SOLAR PV

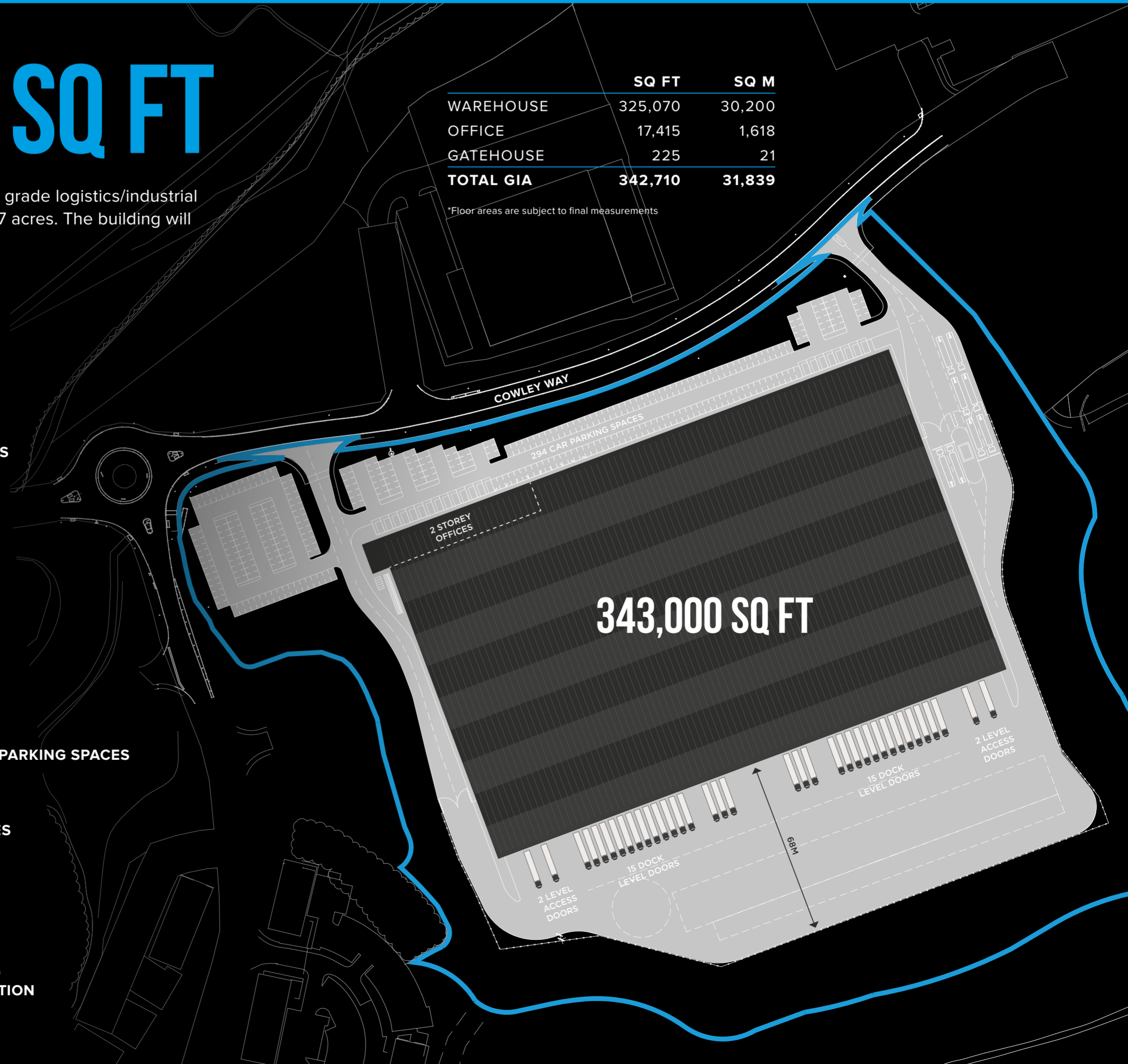
343,000 SQ FT

PLP Smithywood will provide a new, high grade logistics/industrial facility situated on a site area of approx 17 acres. The building will benefit from the following features:

- 15M HAUNCH HEIGHT
- 50 KN/M2 FLOOR LOADING
- 30 DOCK LEVEL LOADING DOORS
- 4 LEVEL ACCESS DOORS
- 68M DEEP YARD
- 294 CAR PARKING SPACES
- POTENTIAL FOR UP TO 101 HGV PARKING SPACES
- 2 STOREY, FULLY FITTED OFFICES
- GATEHOUSE
- BUILDING FUTURE-PROOFED TO ACCOMMODATE MULTI OCCUPATION

	SQ FT	SQ M
WAREHOUSE	325,070	30,200
OFFICE	17,415	1,618
GATEHOUSE	225	21
TOTAL GIA	342,710	31,839

*Floor areas are subject to final measurements



SAT NAV: S35 1QP



THE UK'S 5TH LARGEST CITY



ROAD

M1 – J35	1 mile
Sheffield City Centre	7 miles
Leeds	29 miles
Manchester	38 miles
Leicester	70 miles



RAIL

Chapeltown Station	1 mile
Sheffield Station	8 miles



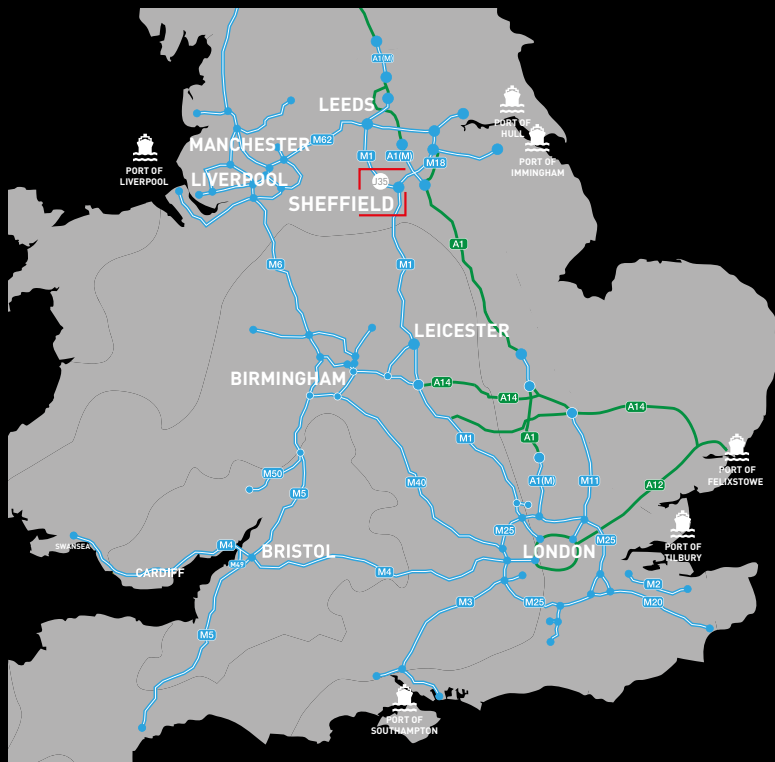
AIR

Doncaster Sheffield Airport	24 miles
Leeds Bradford Airport	37 miles
Manchester Airport	43 miles
East Midlands Airport	53 miles



PORTS

Hull	66 miles
Immingham	68 miles
Port of Liverpool and L2	95 miles



**DRIVE TO M1 J35, AND JUST
7 MINS TO M1 J34**



**90% OF THE UK POPULATION
WITHIN A 4.5 HOUR DRIVE TIME**



**610,000 PEOPLE OF WORKING
AGE WITHIN A 40MIN DRIVE TIME**



**1.4 MILLION PEOPLE OF
WORKING AGE WITHIN A 60MIN
DRIVE TIME**

www.plproperty.com

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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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