

3 UNIT LAYOUT

659,082 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.

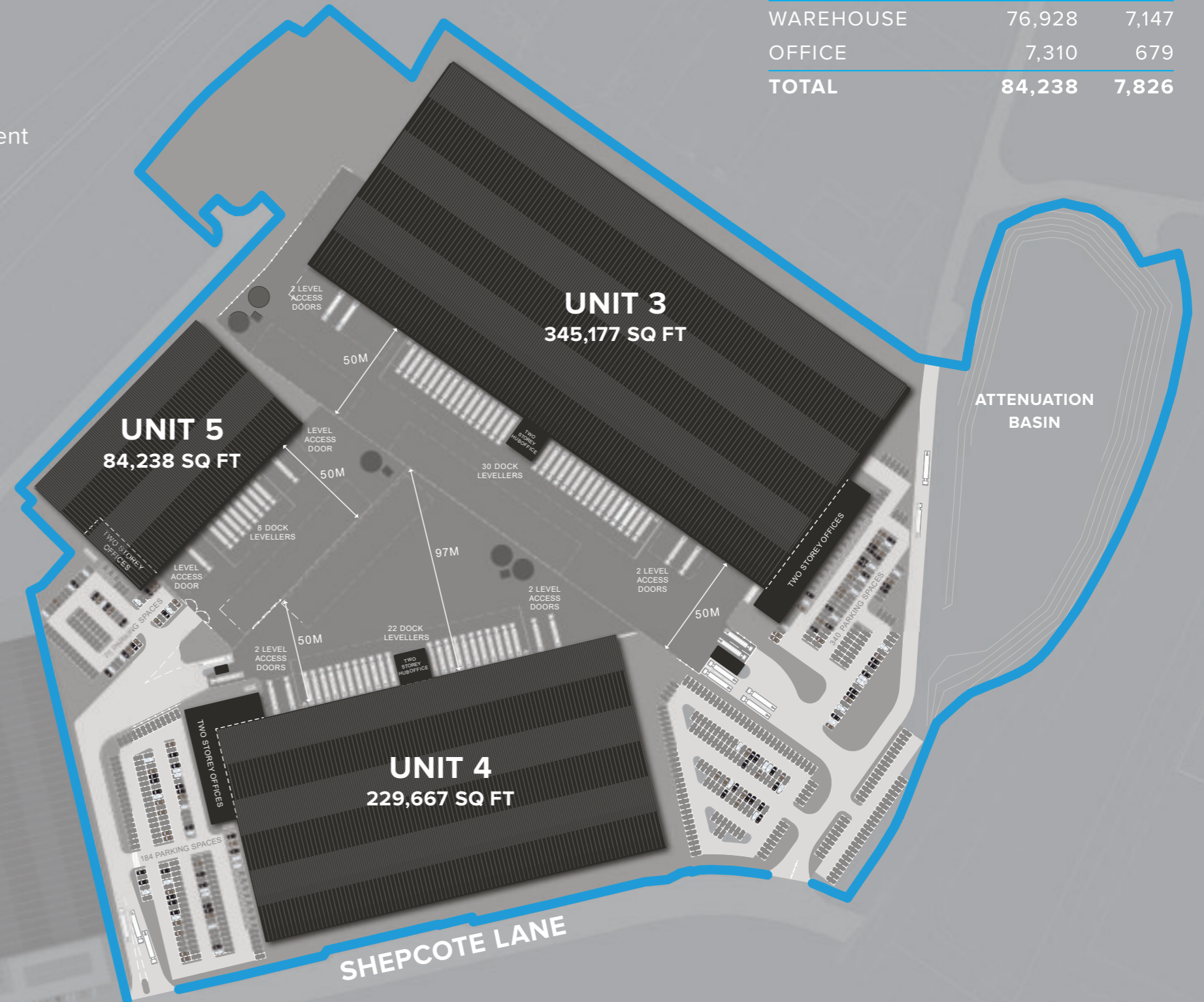
UNIT 3	SQ FT	SQ M
WAREHOUSE	322,002	29,915
HUB OFFICE	3,810	354
OFFICE	19,365	1,799
TOTAL	345,177	32,068

UNIT 4	SQ FT	SQ M
WAREHOUSE	207,107	19,241
HUB OFFICE	3,810	354
OFFICE	18,750	1,742
TOTAL	229,667	21,337

UNIT 5	SQ FT	SQ M
WAREHOUSE	76,928	7,147
OFFICE	7,310	679
TOTAL	84,238	7,826

*Floor Areas are measured on a Gross Internal basis

-  UNIT 3 – 15M CLEAR HEIGHT
UNIT 4 – 15M CLEAR HEIGHT
UNIT 5 – 12M CLEAR HEIGHT
-  UNIT 3 – 30 DOCK LEVEL LOADING DOORS
UNIT 4 – 22 DOCK LEVEL LOADING DOORS
UNIT 5 – 8 DOCK LEVEL LOADING DOORS
-  UNIT 3 – 4 LEVEL ACCESS LOADING DOORS
UNIT 4 – 4 LEVEL ACCESS LOADING DOORS
UNIT 5 – 2 LEVEL ACCESS LOADING DOORS
-  UNIT 3 – 50M CROSS DOCKED SECURE YARD
UNIT 4 – 50M-97M CROSS DOCKED SECURE YARD
UNIT 5 – 50M CROSS DOCKED SECURE YARD
-  HIGH QUALITY OFFICE ACCOMMODATION
-  UNIT 3 – 340 CAR PARKING SPACES
UNIT 4 – 184 CAR PARKING SPACES
UNIT 5 – 75 CAR PARKING SPACES
-  UNIT 3 – 66 HGV PARKING SPACES
UNIT 4 – 24 HGV PARKING SPACES
UNIT 5 – 33 HGV PARKING SPACES



*indicative layout

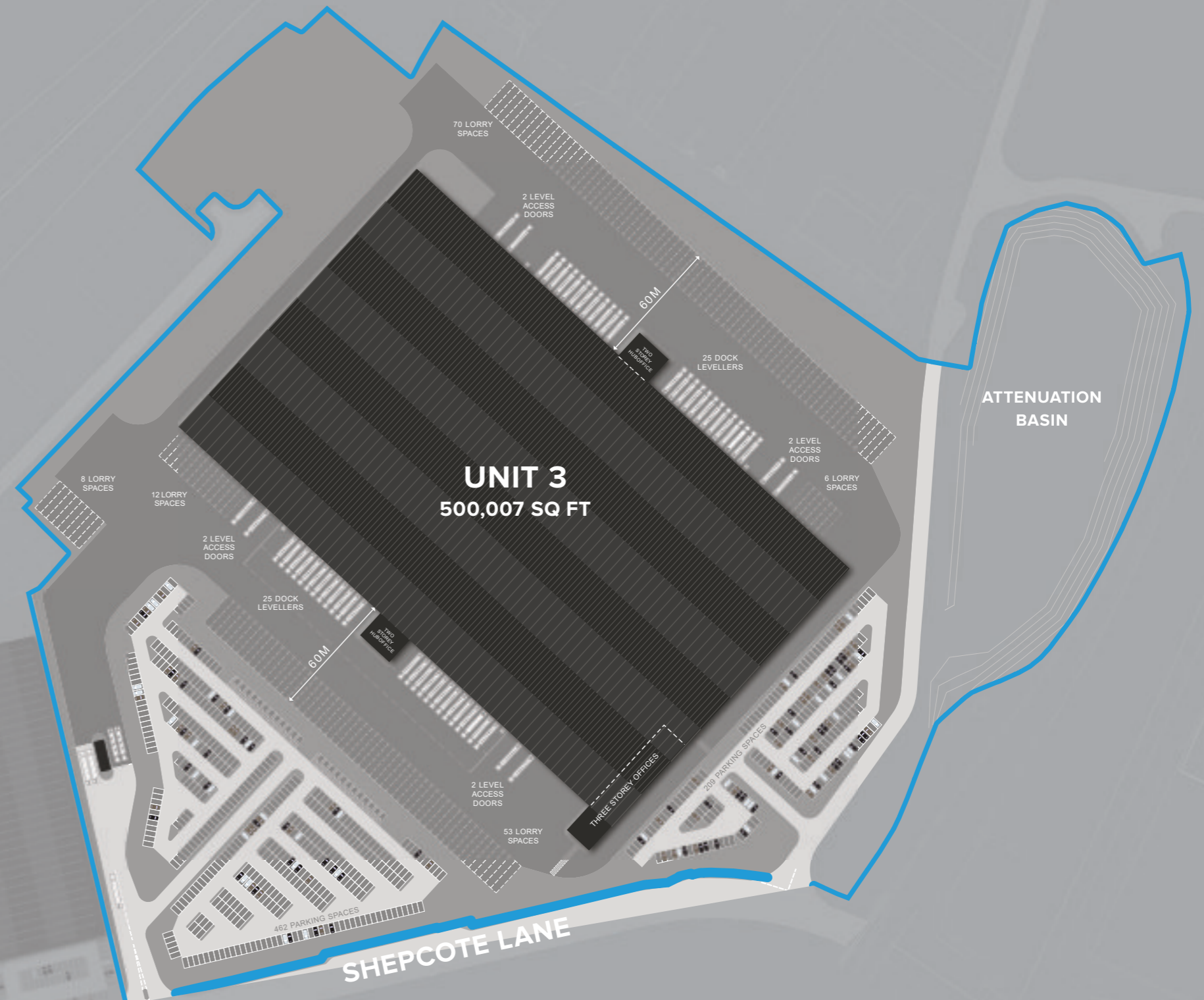
SINGLE UNIT

500,007 SQ FT

UNIT 3	SQ FT	SQ M
WAREHOUSE	465,037	43,203
HUB OFFICE	9,965	926
OFFICE	25,005	2,323
TOTAL	500,007	46,452

*Floor Areas are measured on a Gross Internal basis

-  UNIT 3 – 18M CLEAR HEIGHT
-  UNIT 3 – 50 DOCK LEVEL LOADING DOORS
-  UNIT 3 – 8 LEVEL ACCESS LOADING DOORS
-  UNIT 3 – 60M CROSS DOCKED SECURE YARD
-  HIGH QUALITY OFFICE ACCOMMODATION
-  UNIT 3 – 671 CAR PARKING SPACES
-  UNIT 3 – 149 HGV PARKING SPACES



*indicative layout