



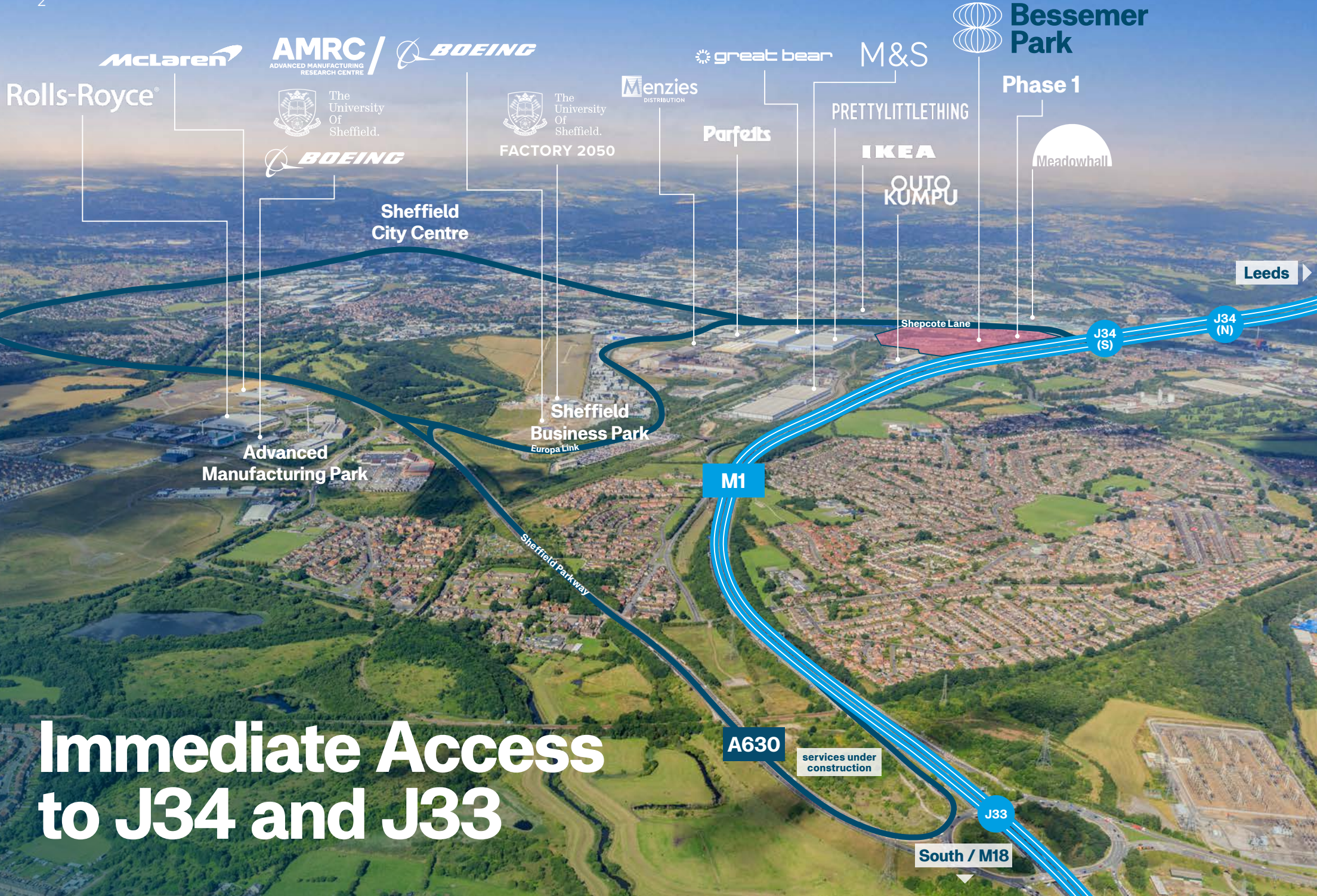
Bessemer Park

Sheffield S9 1DZ
Shepcote Lane, J34 M1



294,463 Sq Ft

Available To Let



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

Sheffield
City Centre

Sheffield
Business Park
Europa Link

Advanced
Manufacturing Park

M1

Shepcote Lane

J34
(S)

J34
(N)

Leeds

Sheffield Parkway

A630

services under
construction

J33

South / M18

Immediate Access to J34 and J33

Exceeding Industry Standards

J34

M1

Arthrex
Phase 1 Fully Let
ITM POWER

ITM POWER
UNIT 3A
294,463 SQ FT
dormole
UNIT 5
96,805 Sq Ft



Diverse Motorway Access



Adjacent M1 J34



Up to 4MVA Power



Highly Skilled Workforce



Unrivalled Height
18M



Sheffield City Proximity



Extra Large Yard Depth
55M



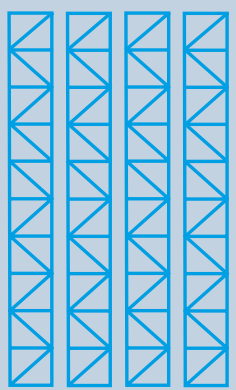
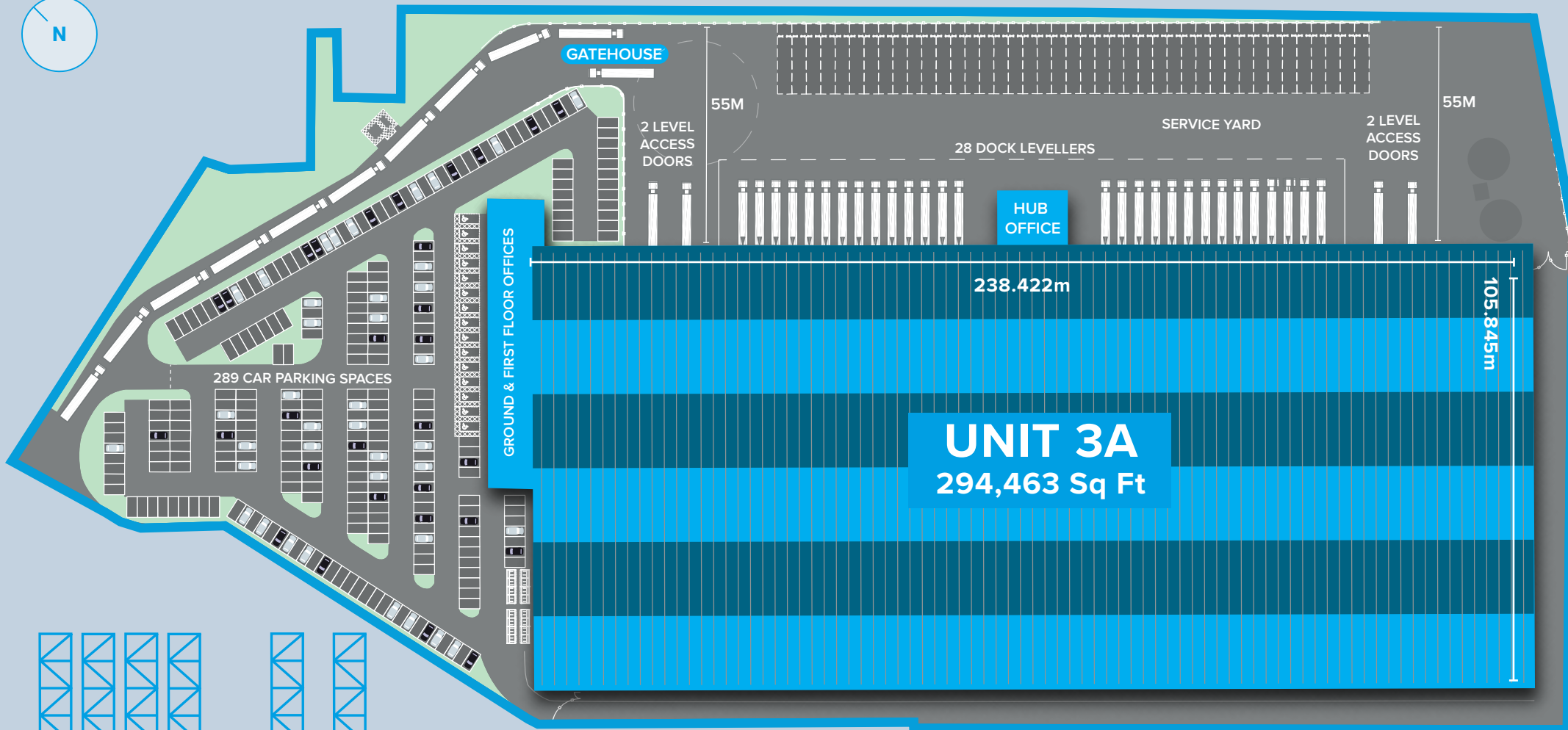
Carbon Net Zero

SOUTH YORKSHIRE
SYMCA
MAYORAL
COMBINED
AUTHORITY

Invest Sheffield

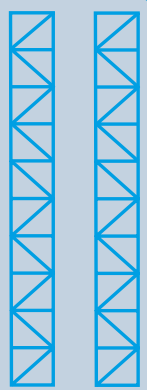
South Yorkshire Investment Zone
The UK's First Investment Zone with financial assistance available to qualifying businesses

Contact: marianne.hawksworth@sheffield.gov.uk
01142 232 353



**VERY NARROW
AISLE PALLETS**

68,784



**WIDE AISLE
PALLETS**

52,032


Site Plan

294,463 Sq Ft

Accommodation

	SQ FT	SQ M
WAREHOUSE	271,072	25,183
GROUND FLOOR OFFICE	8,877	825
FIRST FLOOR OFFICE	9,369	870
GROUND FLOOR HUB OFFICE	2,439	226
FIRST FLOOR HUB OFFICE	2,401	224
GATEHOUSE	305	28
TOTAL	294,463	27,356

Specification

				
HAUNCH HEIGHT	YARD DEPTH	DOCK DOORS	LEVEL ACCESS	FLOOR LOADING
18M	55M	28	4	50KN/M2

				
CAR PARKING	HGV PARKING	HUB OFFICE	POWER AVAILABLE	EV CHARGING BAYS
289	41	YES	UP TO 4MVA	5



Ground Floor Office



First Floor Office



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



Demographics



1 Minute

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



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.

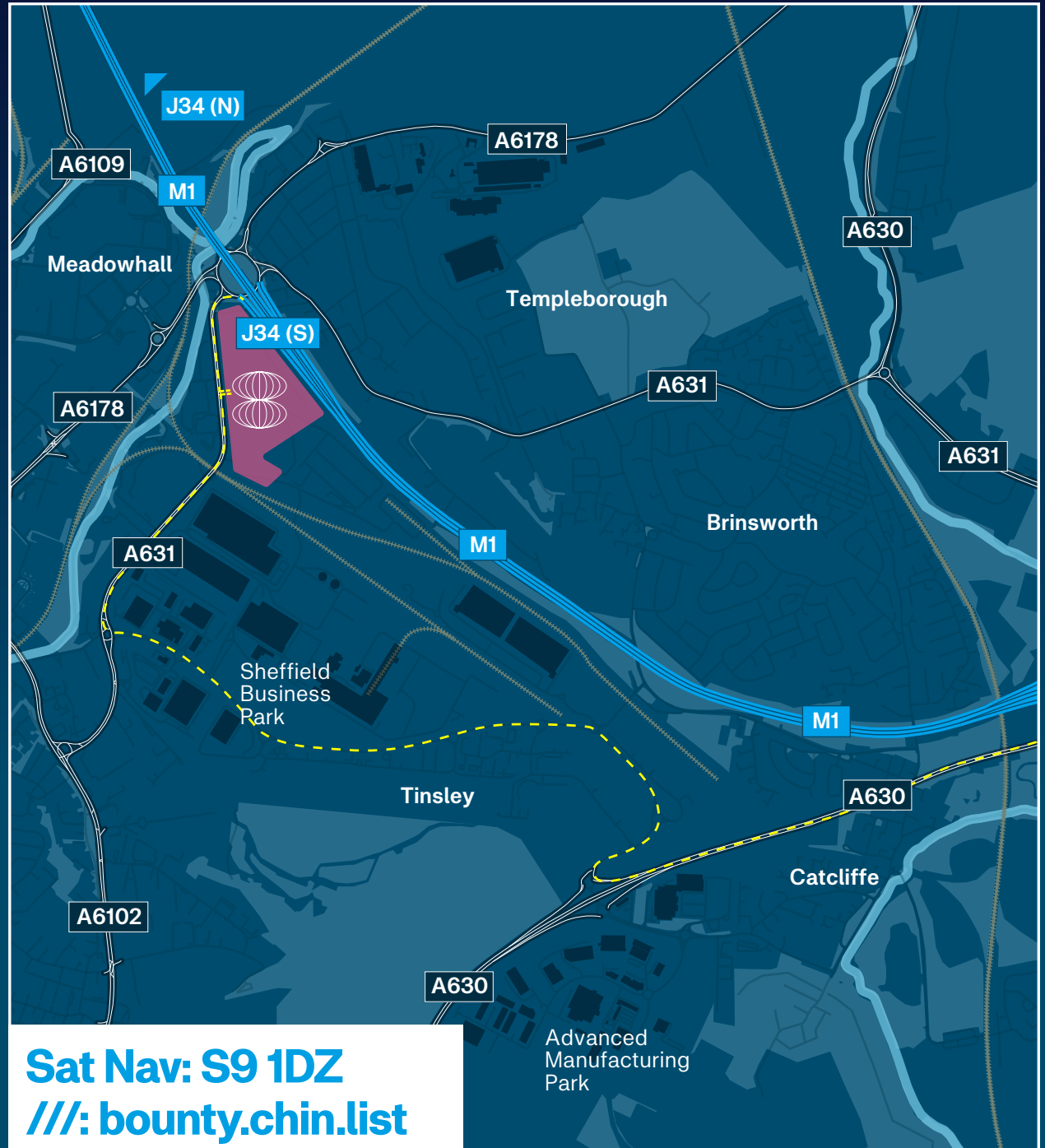


87%

87% of the UK population within a 4.5 hour 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.



Drive Times

Road

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

Air

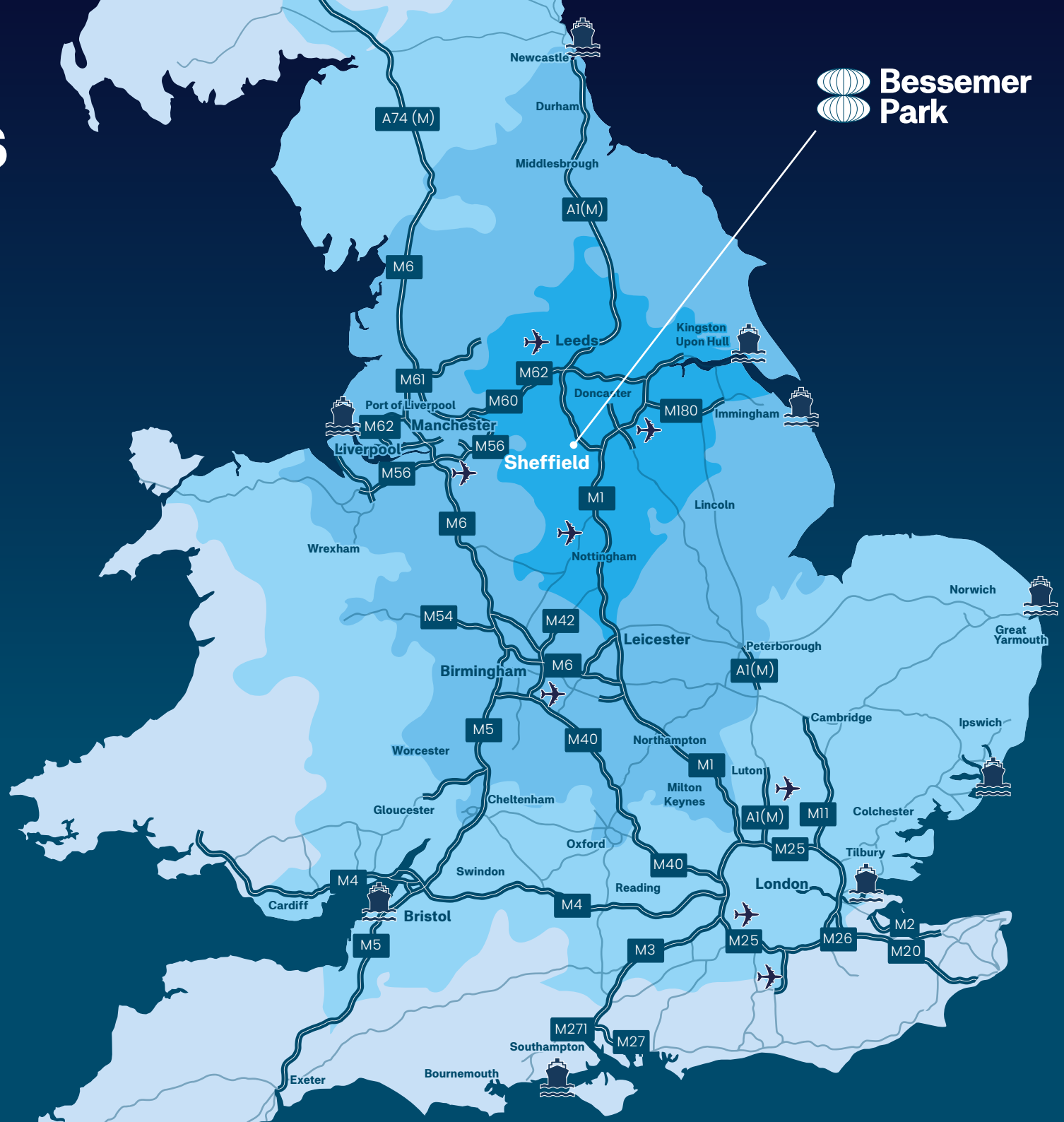
Manchester Airport	49 miles
East Midlands Airport	50 miles

● 90 Minute Drive

● 3 Hour Drive

● 4.5 Hour Drive

● 4.5 + Hour Drive







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**Moriarty
& Company** 

The Moriarty & Company logo features a white heraldic eagle with its wings spread, perched on a branch.

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