

Bessemer Park

Sheffield S9 1RF

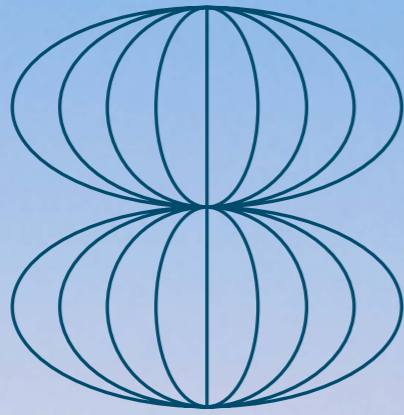
Phase 2

83,237 Sq Ft – 292,445 Sq Ft

Planning Granted

Occupation by Q3 2023





Bessemer Park

Exceeding Industry Standards.

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Rolls-Royce®

McLaren



AMRC / The University of Sheffield

BOEING

Sheffield City Centre

Advanced Manufacturing Park

Sheffield Business Park
Europa Link

AMRC / The University of Sheffield

FACTORY 2050

BOEING

Clipper

great bear

Menzies DISTRIBUTION

Parfets

M&S

PRETTYLITTLETHING

IKEA

OUTOKUMPU



Bessemer Park

Phase 1



Shepcote Lane

J34 (S)

J34 (N)

Leeds

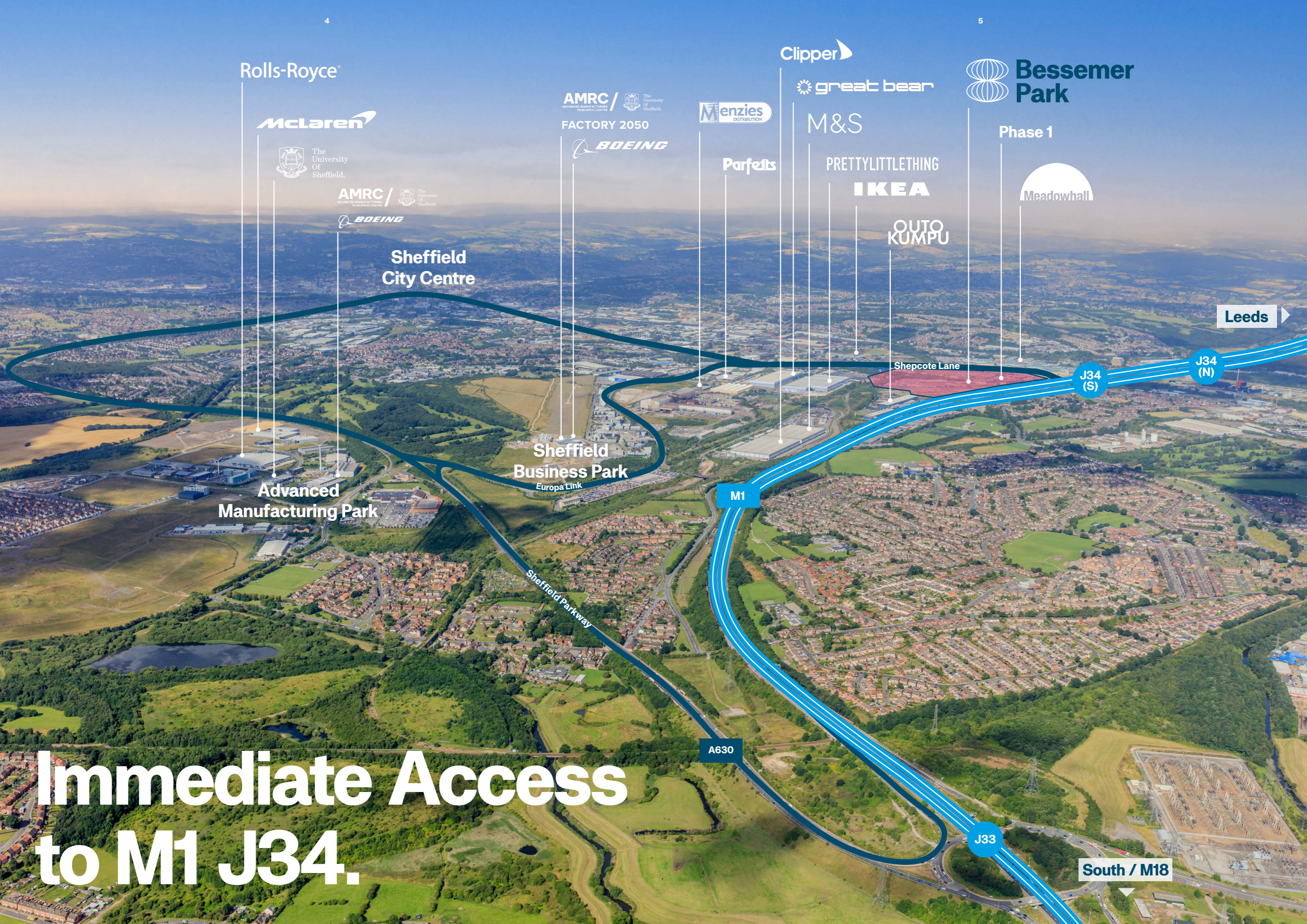
M1

A630

J33

South / M18

Immediate Access to M1 J34.



Phase 2

- + Fully serviced and ready for immediate development
- + Planning granted
- + 6MVA of Power available
- + Phase 1 – Fully let

Investing in Sustainable Property

- + Net Carbon Zero development
- + BREEAM very good rating
- + EPC A rating
- + 12% of the property covered by rooflights
- + Rapid electric car charging points and fast car charging points
- + 10% of the building's energy from on site low and zero carbon technology sources including solar PV



M1

M1

Phase 1 Fully Let

ITM POWER

Arthrex

UNIT 6
292,445 SQ FT

UNIT 5
94,175 SQ FT

UNIT 4
135,625 SQ FT

UNIT 3
83,237 SQ FT

Shepcote Lane



J34

SAT NAV: S9 1RF

Phase 2

605,482 Sq Ft

With immediate access to J34 of the M1 motorway, PLP Bessemer Park is an impressive and nationally significant 40 acre development site situated in Sheffield within the heart of the UK.

Detailed planning has now been granted for 4 Grade A industrial distribution units as follows:

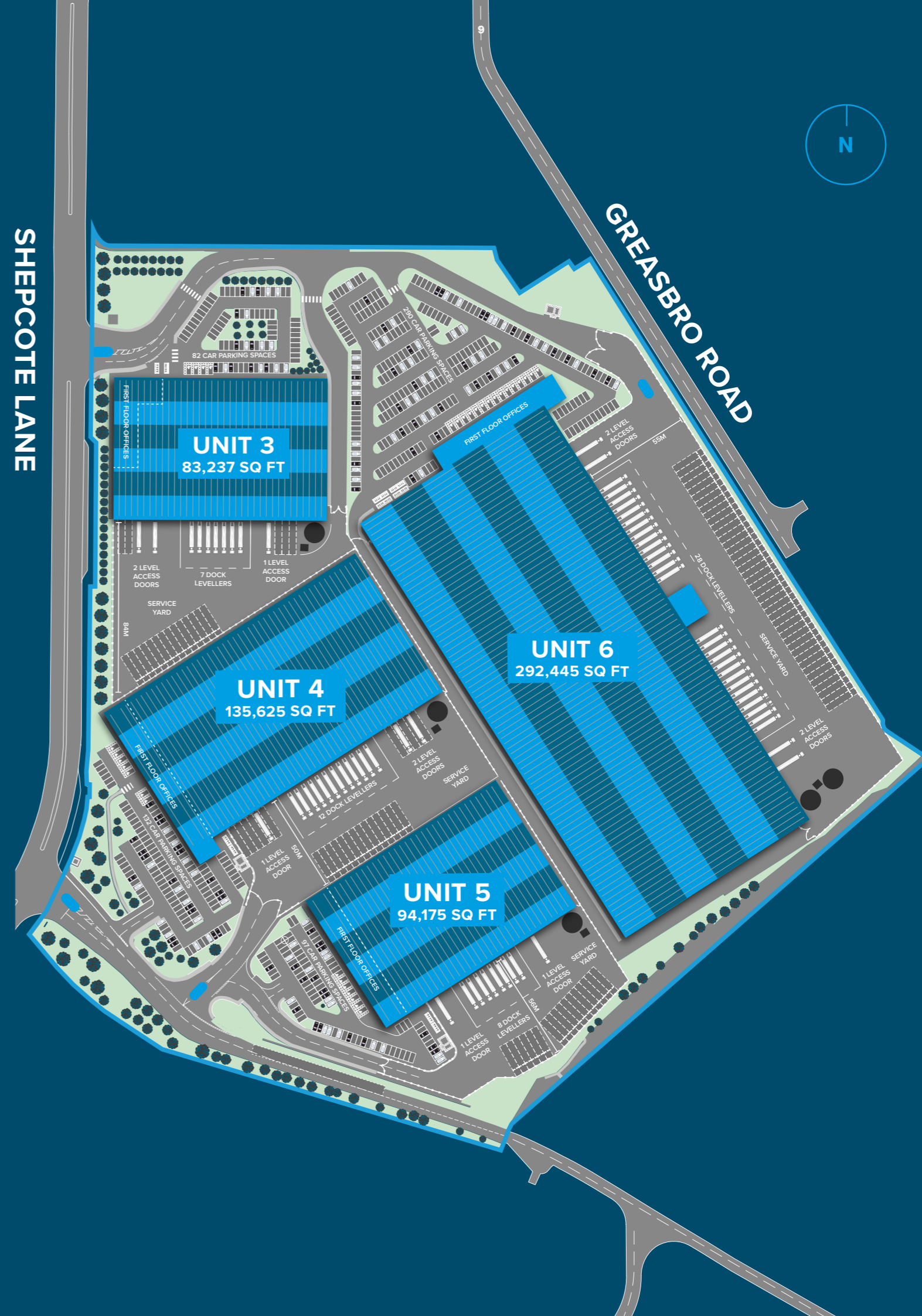
Accommodation

Unit	Warehouse		Offices		Hub Offices		Gatehouse		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
3	77,447	7,195	5,790	538	-	-	-	-	83,237	7,733
4	126,100	11,715	9,525	885	-	-	-	-	135,625	12,600
5	86,145	8,003	8,030	746	-	-	-	-	94,175	8,749
6	270,240	25,107	17,600	1,635	4,380	407	225	21	292,445	27,170
Total	559,932	52,020	40,945	3804	4,380	407	225	21	605,482	56,252

Specification

Unit	Haunch Height	Yard Depth	Dock Doors	Level Access	Car Parking	HGV Parking	Floor Loading
3	12.5m	84m	7	3	82	19	50Kn
4	12.5m	50m	12	3	132	21	50Kn
5	12.5m	56m	8	2	97	17	50Kn
6	18m	55m	28	4	290	41	50Kn

SHEPCOTE LANE



Unit 3

83,237 Sq Ft



Accommodation

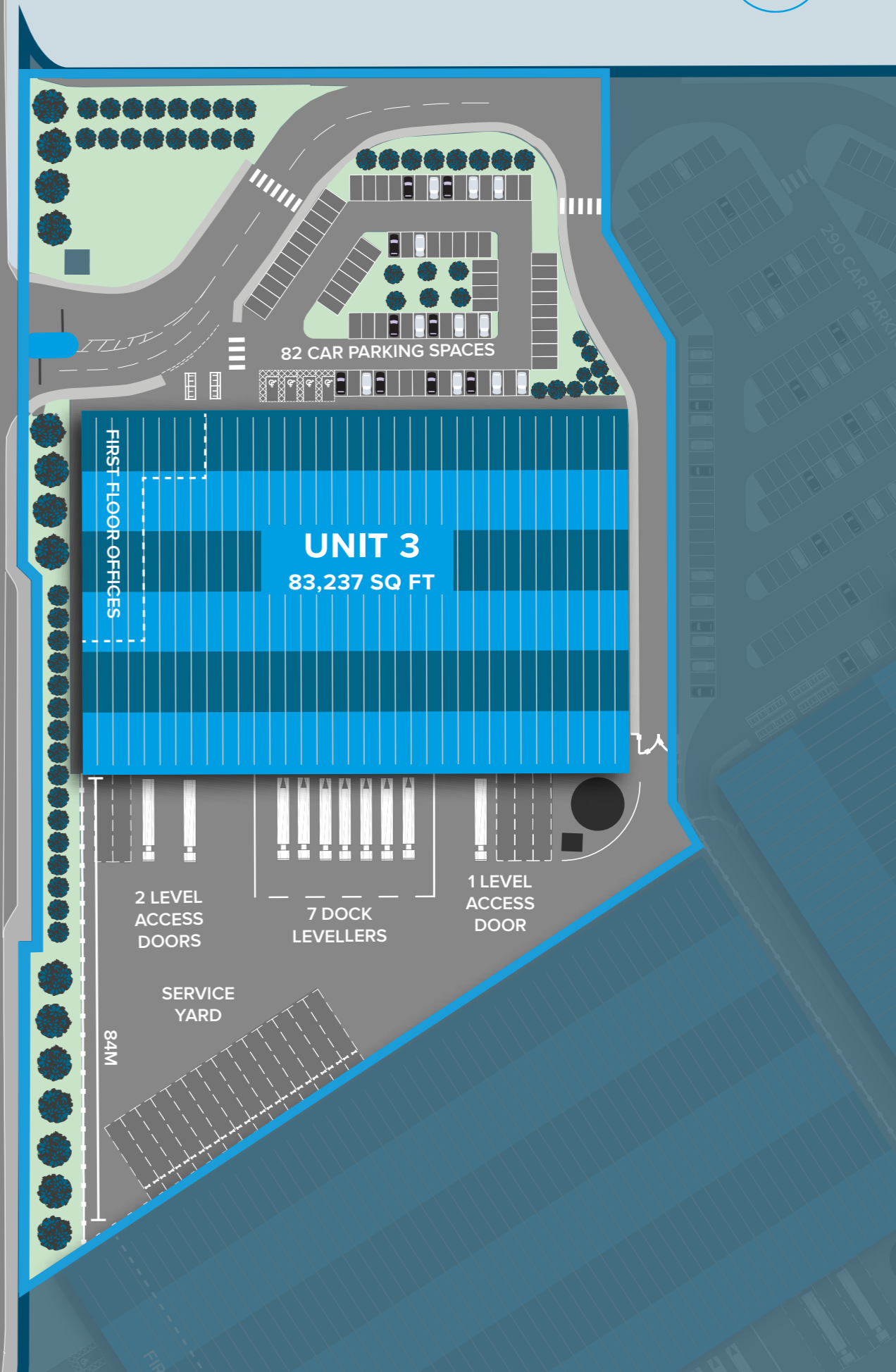
Unit	Warehouse		Offices		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
3	77,447	7,195	5,790	538	83,237	7,733

Specification

Unit	Haunch Height	Yard Depth	Dock Doors	Level Access	Car Parking	HGV Parking	Floor Loading
3	12.5m	84m	7	3	82	19	50Kn



SHEPCOTE LANE



Unit 4

135,625 Sq Ft



Accommodation

Unit	Warehouse		Offices		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
4	126,100	11,715	9,525	885	135,625	12,600

Specification

Unit	Haunch Height	Yard Depth	Dock Doors	Level Access	Car Parking	HGV Parking	Floor Loading
4	12.5m	50m	12	3	132	21	50Kn



Unit 5

94,175 Sq Ft



Accommodation

Unit	Warehouse		Offices		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
5	86,145	8,003	8,030	746	94,175	8,749

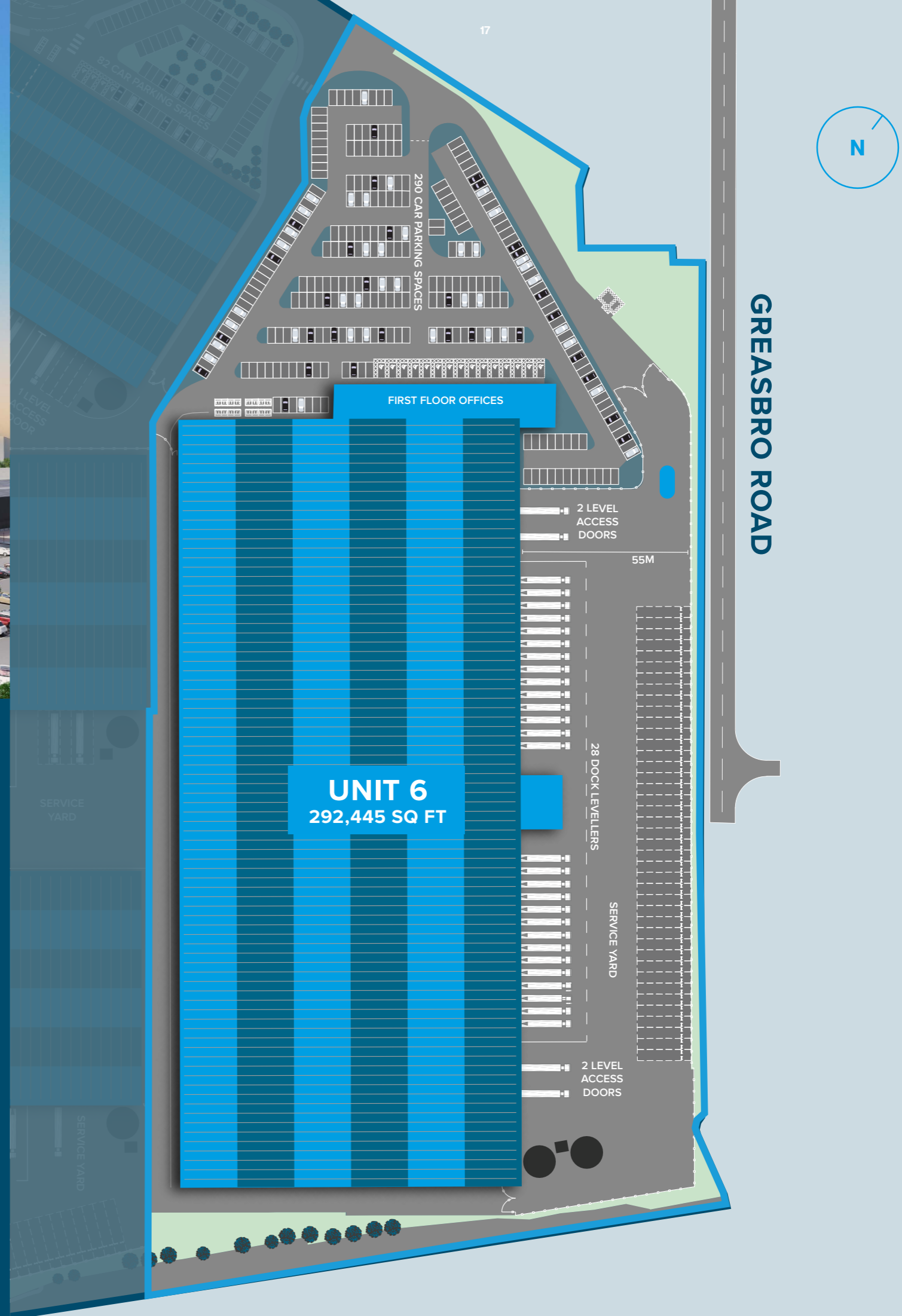
Specification

Unit	Haunch Height	Yard Depth	Dock Doors	Level Access	Car Parking	HGV Parking	Floor Loading
5	12.5m	56m	8	2	97	17	50Kn



Unit 6

292,445 Sq Ft



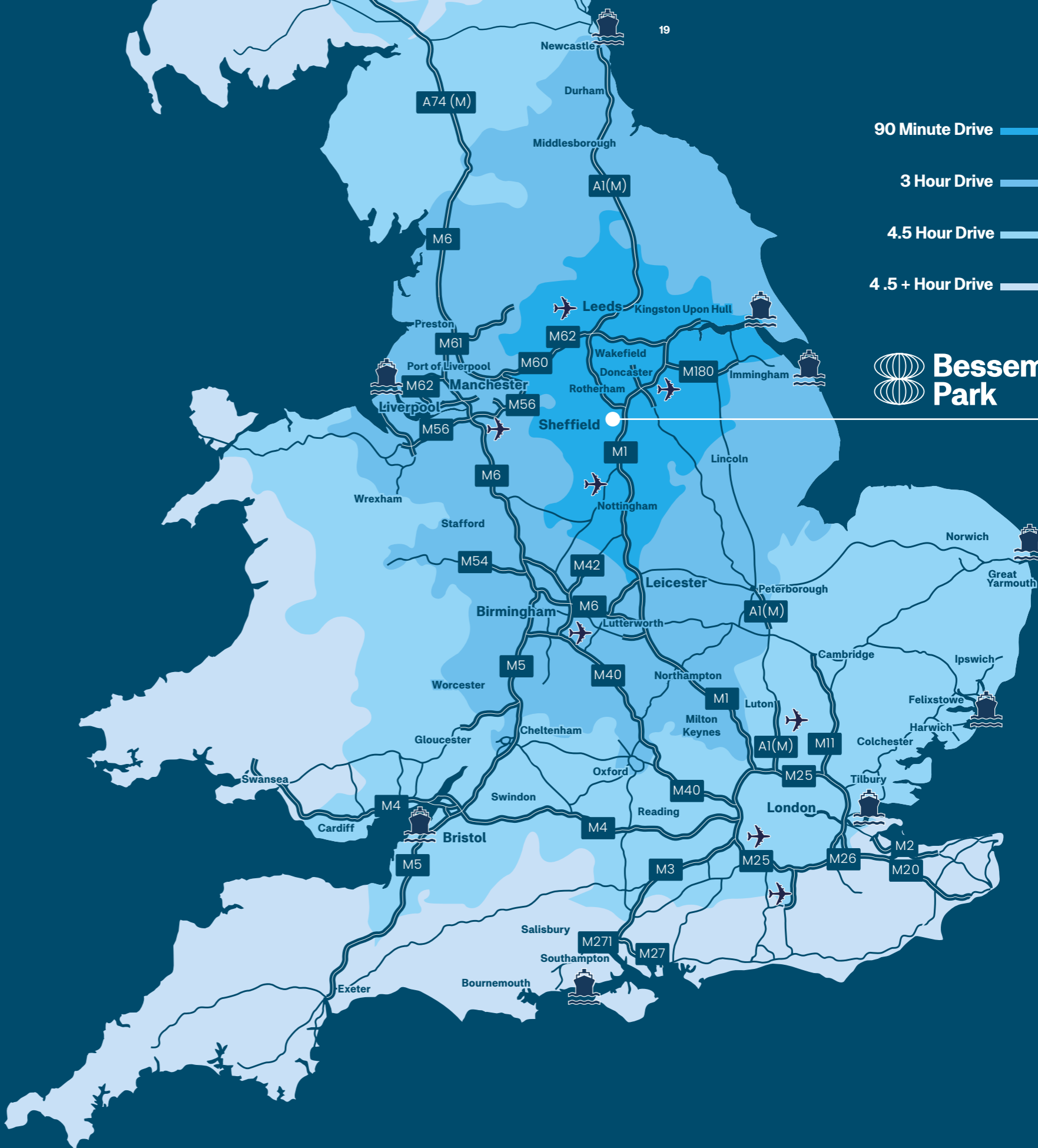
Accommodation

Unit	Warehouse		Offices		Hub Offices		Gatehouse		Total GIA	
	SQ FT	SQM	SQ FT	SQM	SQ FT	SQM	SQ FT	SQM	SQ FT	SQ FT
6	270,240	25,107	17,600	1,635	4,380	407	225	21	292,445	27,170

Specification

Unit	Haunch Height	Yard Depth	Dock Doors	Level Access	Car Parking	HGV Parking	Floor Loading
6	18m	55m	28	4	290	41	50Kn

The 5th Largest City in the UK.



90 Minute Drive

3 Hour Drive

4.5 Hour Drive

4.5+ Hour Drive



1 Minute

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



610,000

610,000 people of working age within a 40 minute drive time.



1,400,000

1.4 million people of working age within a 60 minute drive time.



90%

90% of the UK population within a 4.5 hour drive time.

Connections

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

Air

Doncaster Sheffield Airport	25 miles
Manchester Airport	49 miles
East Midlands Airport	50 miles

Ports

Immingham	62 miles
Hull	65 miles
Port of Liverpool and L2	87 miles

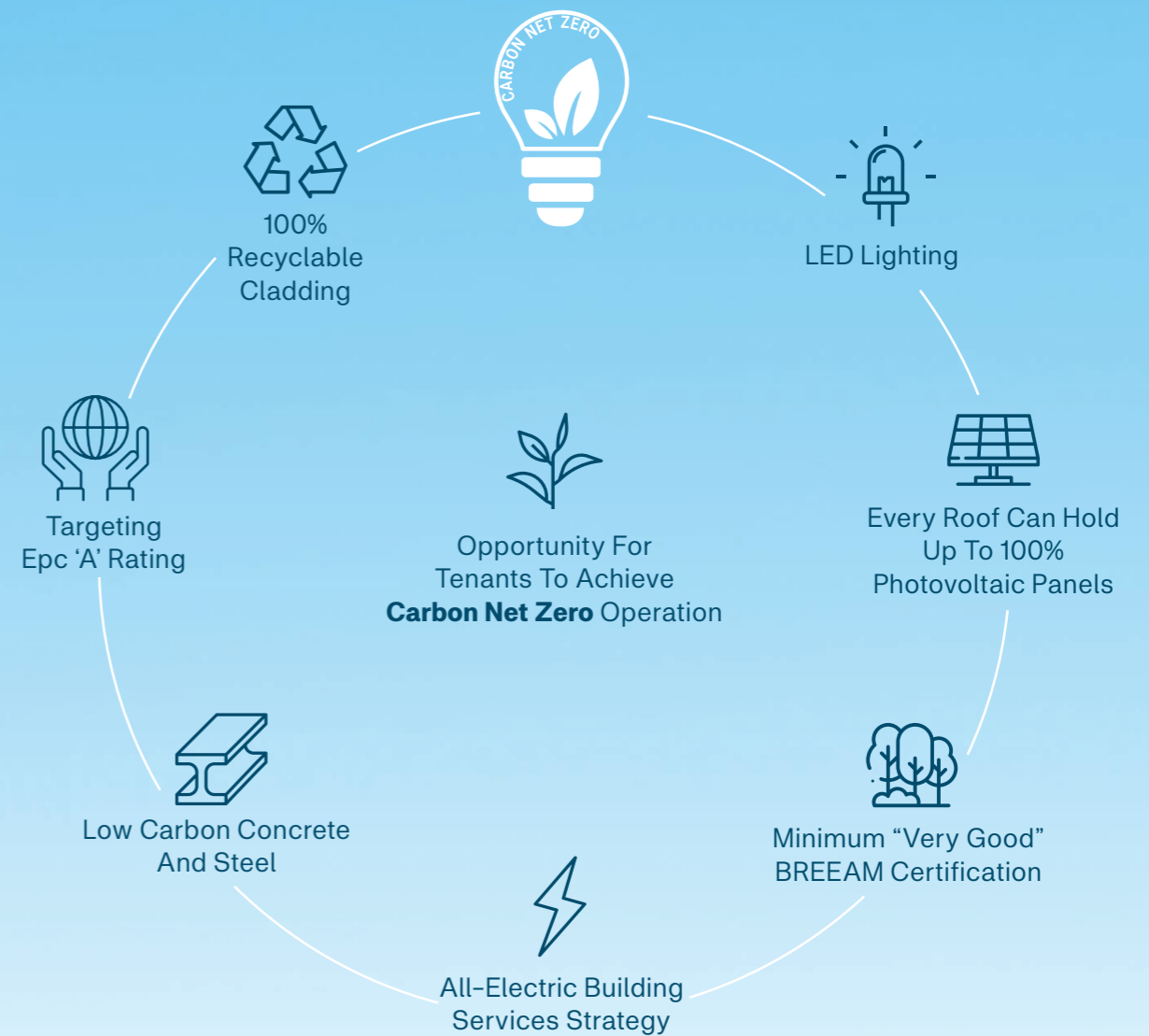
Delivering Carbon Net Zero Developments

Working with Turley Sustainability and Natural Capital Partners, leading experts in net zero and climate finance, PLP is delighted to announce their commitment to deliver all new speculative developments as carbon net zero in accordance with the UK Green Building Council Net Zero Buildings Framework.

New buildings will be net zero ready through reducing and then offsetting remaining construction carbon via high-quality international projects, 50% Cookstove project Ghana and 50% global renewable energy.

The carbon net zero concept combines carbon net zero construction with carbon net zero design including targeting an EPC A rating and an all-electric building services strategy. PLP also double any solar PV requirement of the local planning authority. This enables tenants to achieve carbon net zero operation by utilising built in renewable energy features and procuring appropriate renewable energy supplies.

To reduce construction carbon, PLP utilise smart materials such as 100% recyclable cladding systems plus low carbon concrete and steel. Remaining carbon emissions are addressed via the purchase of high quality carbon offsets to achieve carbon net zero construction at practical completion in accordance with the UKGBC Framework.



The PLP Commitment



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