



JUNCTION 34 M1 | EUROPA LINK | SHEFFIELD | S9 1TG

**TO LET /
FOR SALE**

**NEW INDUSTRIAL / MANUFACTURING / LOGISTICS UNITS
DELIVERING UP TO 271,750 SQ FT**

Building delivery from Q3 2025

BREEAM® | BREEAM Excellent



2MVA Power Supply
Ability to upgrade



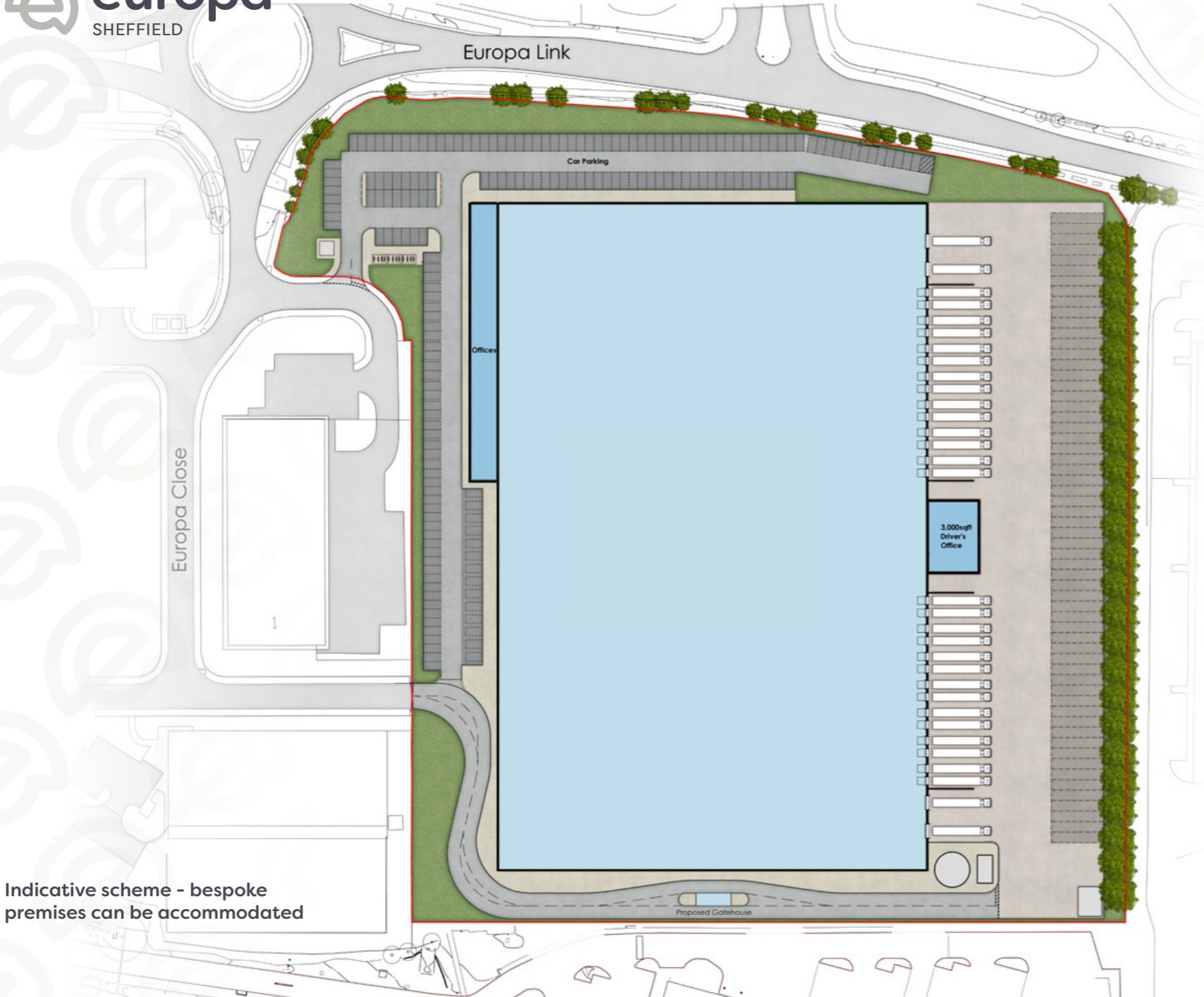
4 minutes drive from M1
J34 & 6 minutes from J33



12 minutes drive from
Sheffield City Centre







Indicative scheme - bespoke premises can be accommodated



Accommodation

SINGLE UNIT: 271,750 SQ FT (25,246 SQ M)

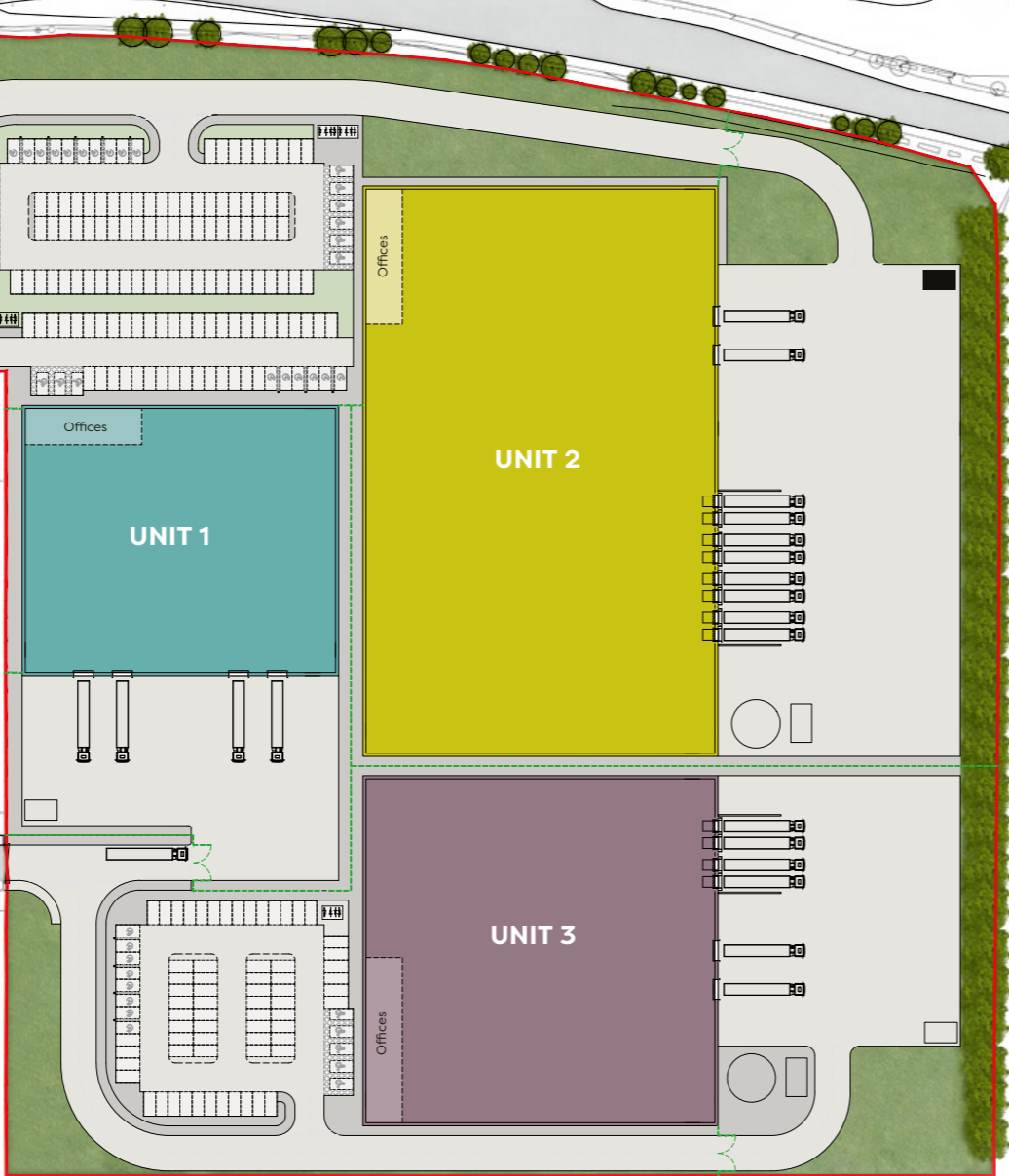
-  Bespoke configuration to your specification
-  Floor loading to suit end-user
-  Targetting BREEAM Excellent
-  50m yard depth
-  PV panels to roof
-  EV charging points
-  2Mva power with ability to upgrade
-  Dock level and level loading doors
-  Up to 20m eaves height
-  Integral offices

Option 1 - Single Unit

Europa Link




Europa Close

Indicative scheme - bespoke premises can be accommodated



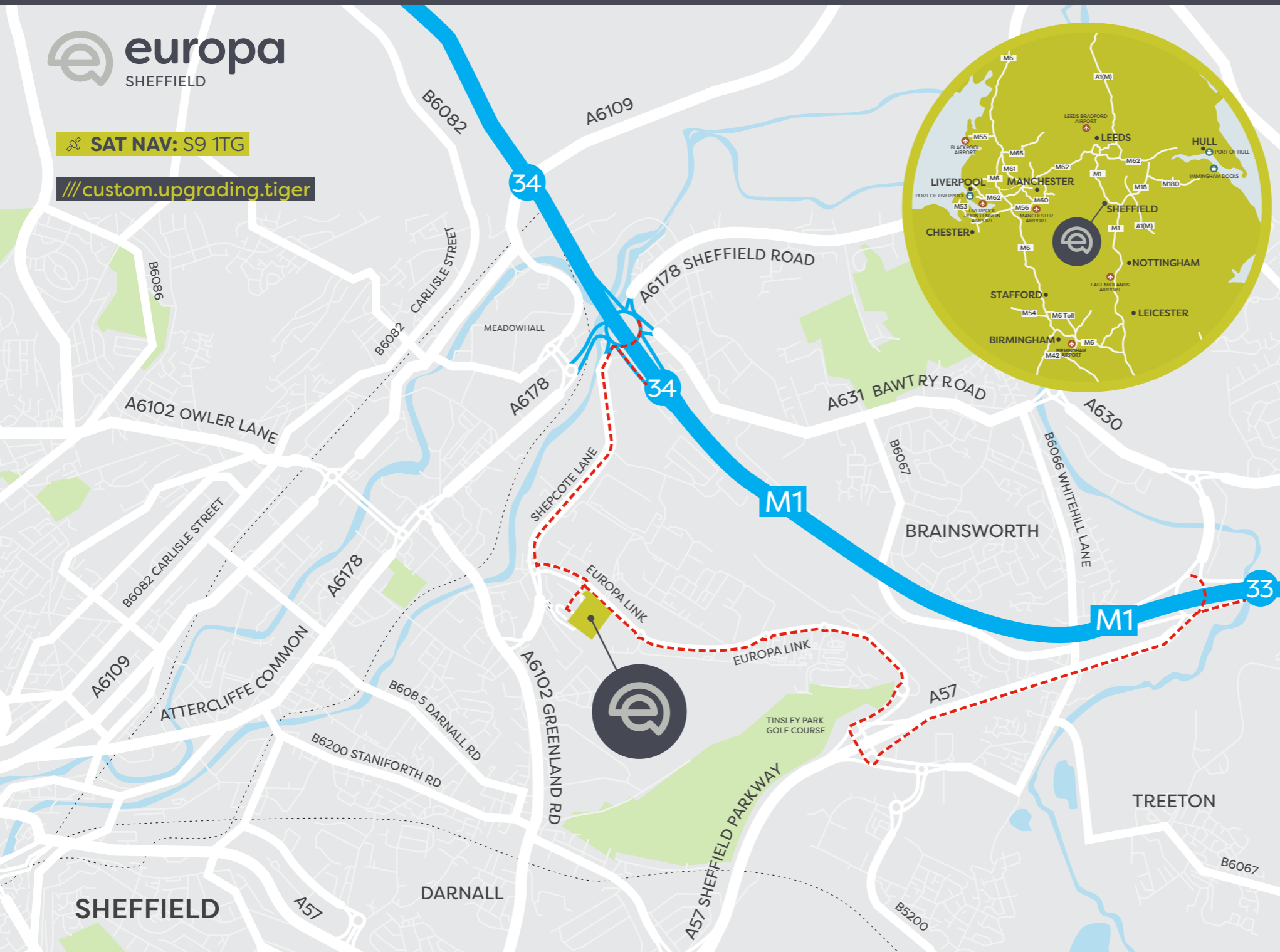
Accommodation

- UNIT 1:** 39,375 SQ FT (3,658 SQ M)
- UNIT 2:** 94,500 SQ FT (8,780 SQ M)
- UNIT 3:** 57,750 SQ FT (5,366 SQ M)





-  Bespoke configuration to your specification
-  Floor loading to suit end-user
-  Targetting BREEAM Excellent
-  50m deep yards
-  PV panels to roof
-  EV charging points
-  2MVA power with ability to upgrade
-  Dock level and level loading doors
-  Up to 20m eaves height
-  Integral offices

SAT NAV: S9 1TG

///custom.upgrading.tiger



Drive times

 CAR	Miles	Mins
Sheffield	4	12
Rotherham	4.9	10
Leeds	27	40
Manchester	40	65
 TRAIN	Miles	Mins
Meadowhall Interchange	3.5	9
Sheffield	5.5	10
Doncaster	18	27
 PORT	Miles	Mins
Immingham	62	70
Hull Humber	65	65
Liverpool	90.5	110
 AIR	Miles	Mins
Leeds Bradford	33	50
Manchester	42	65
East Midlands	49	65



Location

J33

A57

TINSLEY
FREIGHTLINER RAIL

M&S

M1

EUROPA LINK

outokumpu

South Yorkshire
POLICE

PRETTYLITTLETHING

MOTORPOINT

great bear

Menzies
DISTRIBUTION



EUROPA LINK

ANCIENT
WISDOM
WHOLESALE OFF TRADE
EST. 1998

TO A631
SHEPCOTE LANE
& J3 M1



1.4 million people work in the Sheffield “travel to work” area



477,000 people live **within 5 mile radius** of site



30% of the Sheffield workforce is **under 30 years** old



900,000 are aged between **16 to 64 years** old



38% of them have a **degree or higher**



65% of the UK population can be reached within **4.5 hours**

Case Studies

Fulwood 190, J28, M1

Area	190,598 sq ft
ESG	BREEAM Excellent
EPC	A
	100% PV ready roof
Funder	Blackbrook Capital
Consultants	SGP, RPP BWB, Anderson Green



Eclipse, Unity, Doncaster

Area	406,183 sq ft
ESG	BREEAM Excellent
EPC	A
	100% PV ready roof
Funder	Blackbrook Capital
Consultants	AJA, RPP, Adept, Anderson Green



RULA DEVELOPMENTS

Rula Developments, established in 2016, is a privately-owned development company covering the North West, Midlands and Yorkshire. The company is well resourced financially, backed by investment partner Coda Investments. Further details are available on request.

The team at Rula has over 50 years direct development experience delivering more than 5 million sq ft of manufacturing and distribution developments for well-known companies across a range of sectors.

The wealth of experience across the team ensures an optimal design and specification whilst helping to future proof the building and protect the investment value of the asset. Rula has a strong track record of securing planning consents and during project delivery enabling projects to be delivered on time and to the highest standards.

“ Over 50 years direct development experience delivering more than 5 million sq ft of manufacturing and distribution developments. ”

The Developer



LEGAL COSTS

Each party to be responsible for their own legal costs involved in any transaction.

TERMS

The building(s) are available for sale or to let on terms to be agreed.

VAT

All prices quoted are excluding VAT, to be charged at the prevailing rate.

EPC

An EPC will be prepared upon completion. The developer is aiming for EPC A.

SOUTH YORKSHIRE INVESTMENT ZONE

The site is located within the South Yorkshire Investment Zone.

Qualifying businesses will benefit from an extensive support package, led by South Yorkshire Mayoral Combined Authority (SYMCA.)

Further details are available at **SYIZ** or on request.

ALL ENQUIRIES

Robert Whatmuff
robert.whatmuff@colliers.com
07703 393 145

Simon Hill
simon.hill@colliers.com
07736 480 041

Toby Vernon
toby@cppartners.co.uk
07872 377 228

Max Pickering
max@cppartners.co.uk
07835 059 363



A DEVELOPMENT BY:



www.europa-sheffield.co.uk

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