

# SHEFFIELD LOGISTICS PARK

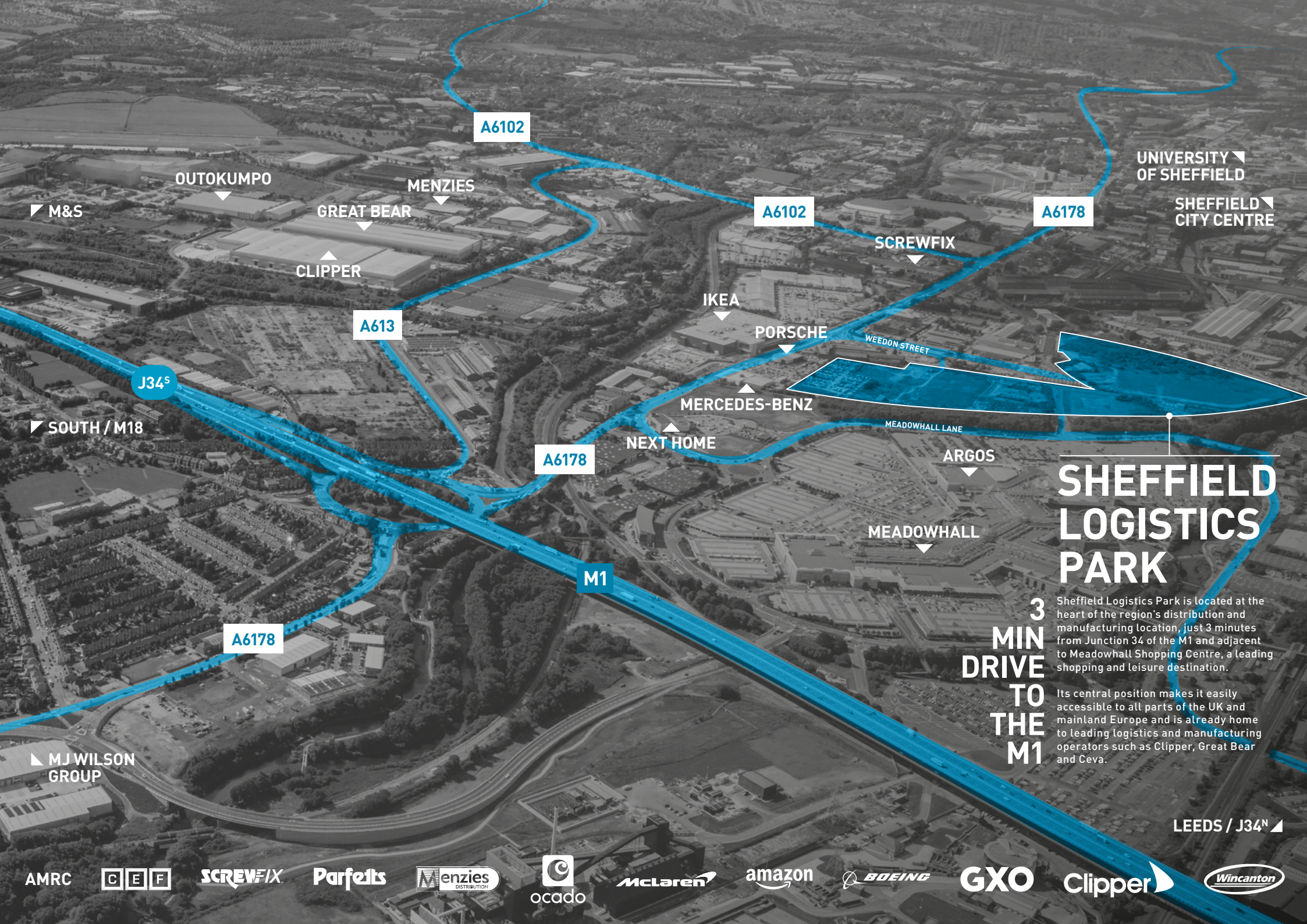
WEEDON STREET  
SHEFFIELD, S9 2TE

A NEW LOGISTICS PARK  
BESPOKE UNITS UP TO  
300,000 SQ FT  
AVAILABLE TO LET

**DETAILED PLANNING FOR  
PHASE 1: 17,203 - 120,505 SQ FT  
PHASE 2: BUILD TO SUIT UP TO 300,000 SQ FT**

**DELIVERY WITHIN 12 MONTHS**





UNIVERSITY OF SHEFFIELD

SHEFFIELD CITY CENTRE

A6102

A6102

A6178

M&S

OUTOKUMPO

MENZIES

GREAT BEAR

CLIPPER

A613

SCREWFIX

IKEA

PORSCHE

WEEDON STREET

J34<sup>S</sup>

MERCEDES-BENZ

SOUTH / M18

NEXT HOME

A6178

MEADOWHALL LANE

ARGOS

# SHEFFIELD LOGISTICS PARK

**3  
MIN  
DRIVE  
TO  
THE  
M1**

Sheffield Logistics Park is located at the heart of the region's distribution and manufacturing location, just 3 minutes from Junction 34 of the M1 and adjacent to Meadowhall Shopping Centre, a leading shopping and leisure destination.

Its central position makes it easily accessible to all parts of the UK and mainland Europe and is already home to leading logistics and manufacturing operators such as Clipper, Great Bear and Ceva.

M1

MEADOWHALL

A6178

MJ WILSON GROUP

LEEDS / J34<sup>N</sup>



INDICATIVE CGI PHASE 1: UNITS 1A & 1C

# DESIGNED FOR LOGISTICS TODAY

BUILDINGS CAN BE DESIGNED TO SUIT OCCUPIER REQUIREMENTS

8-12.5M CLEAR  
INTERNAL HEIGHT

30 - 50KN/M2  
FLOOR LOADING

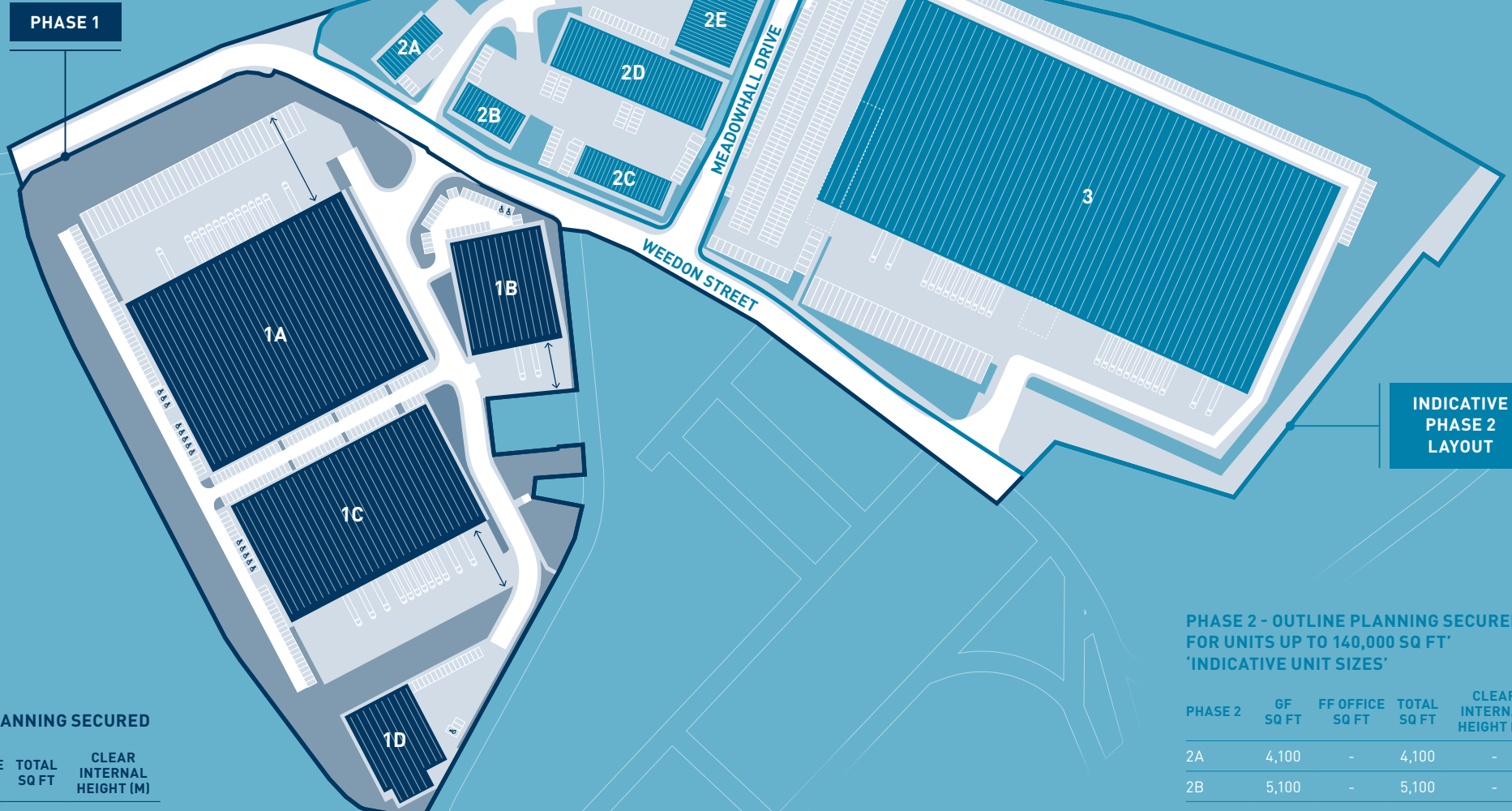
ELECTRIC  
CHARGING

UP TO 50M  
YARD DEPTH

INDICATIVE SITE PLAN

The plan shows an indicative layout, occupier requirements can be accommodated on a build to suit basis from 20,000 - 300,000 sq ft.

M1 J34



PHASE 1

INDICATIVE  
PHASE 2  
LAYOUT

## PHASE 1 - DETAILED PLANNING SECURED

PHASE 1	GF SQ FT	FF OFFICE SQ FT	TOTAL SQ FT	CLEAR INTERNAL HEIGHT (M)
1A	120,505	6,026	126,531	12.5
1B	27,588	1,379	28,967	8
1C	74,353	3,717	78,070	12.5
1D	17,203	1,548	18,751	8

## PHASE 2 - OUTLINE PLANNING SECURED FOR UNITS UP TO 140,000 SQ FT 'INDICATIVE UNIT SIZES'

PHASE 2	GF SQ FT	FF OFFICE SQ FT	TOTAL SQ FT	CLEAR INTERNAL HEIGHT (M)
2A	4,100	-	4,100	-
2B	5,100	-	5,100	-
2C	7,400	-	7,400	-
2D	22,700	-	22,700	-
2E	12,400	-	12,400	-
3	290,000	11,000	301,000	-

# LOCATED FOR PRIME CONNECTIVITY

Sheffield Logistics Park is situated immediately adjacent to Meadowhall Shopping Centre, just off Junction 34 of the M1, providing excellent access to the national road network.

The property also benefits from being just 3 miles from Sheffield City Centre and close to public transport infrastructure including train, tram and bus connections.

**1.3 MILLION** People within a 15 mile radius of Sheffield Logistics Park.

**4.1 MILLION** People within a 30 mile radius of Sheffield Logistics Park.

**17,600** People currently seeking employment in Sheffield.

Source: Freemaptools, Nomis

LOCATION	MILES	PORTS	MILES
Sheffield	3	Goole Port	39
Wakefield	22	Immingham Port	63
Leeds	32	Hull Port	65
Manchester	41	Grimsby Docks	67
Birmingham	83		
London	165		
		<b>AIR</b>	
		Doncaster Airport	21
		Leeds Bradford Airport	43
		Manchester Airport	47
		East Midlands Airport	50
		<b>RAIL</b>	
		Sheffield Station	4
		Doncaster Int. Railport	18



## FURTHER DETAILS

The units will be available individually or combined on a leasehold basis. Buildings can be designed to suit an occupier's desired specification. Please contact our joint agents.

JUNE 2023: 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.



**MIKE BEST**  
mike.best@britishland.com  
+44 (0) 7922 664 292



**REBECCA SCHOFIELD**  
rebecca.schofield@knightfrank.com  
+44 (0) 7776 172 123

**CHARLES BINKS**  
charles.binks@knightfrank.com  
+44 (0) 7793 441 911



**TOBY VERNON**  
toby@cppartners.co.uk  
+44 (0) 7872 377 228

**MAX PICKERING**  
max@cppartners.co.uk  
+44 (0) 7835 059 363



**MIKE BAUGH**  
mike.baugh@cbre.com  
+44 (0) 7785 284 994

**DANIELLE RAUNJAK**  
danielle.raunjak@cbre.com  
+44 (0) 7714 145 984

**S9 2TE**