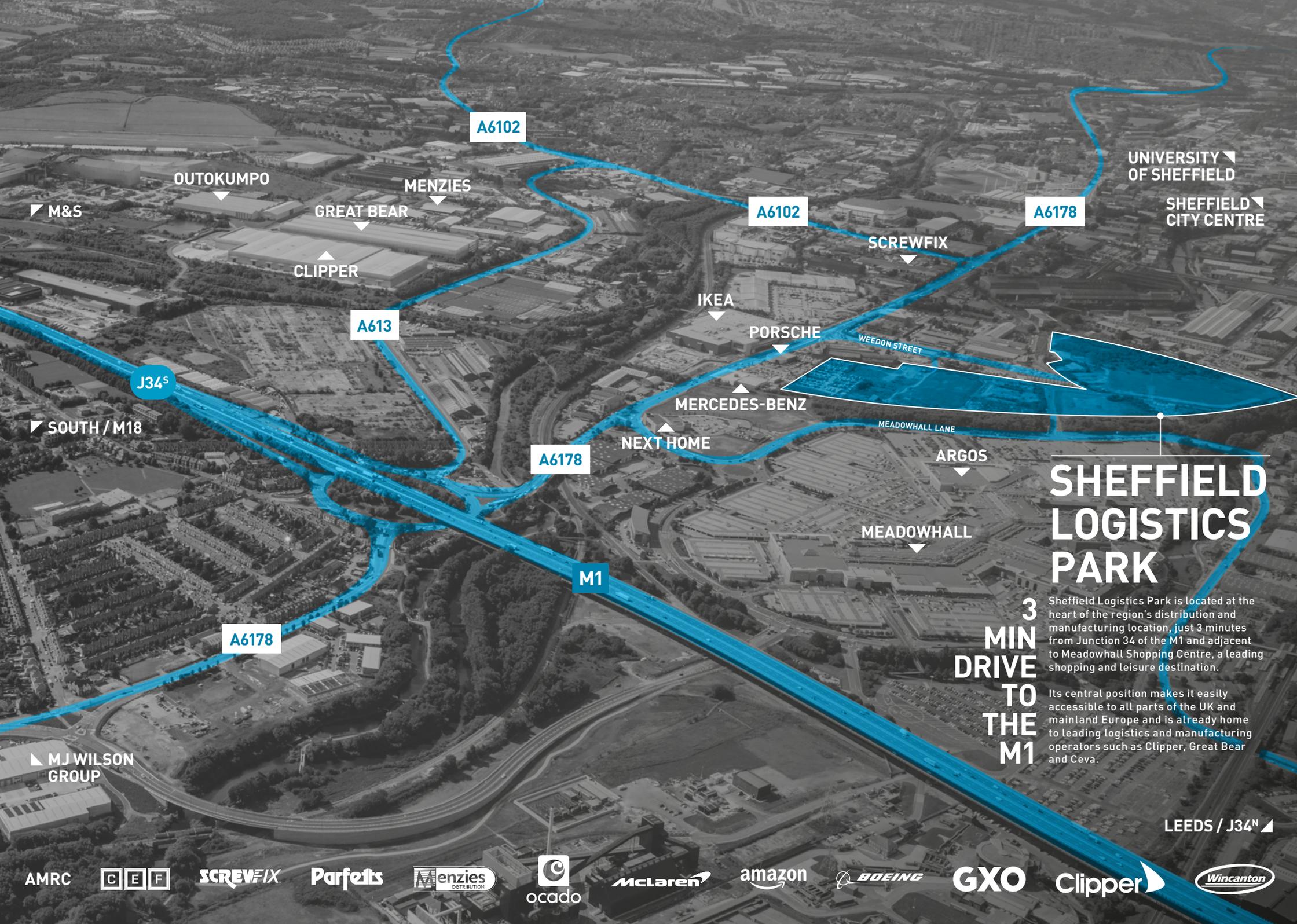


# SHEFFIELD LOGISTICS PARK

A NEW LOGISTICS PARK  
BESPOKE UNITS UP TO  
140,000 SQ FT  
AVAILABLE TO LET  
WEEDON STREET  
SHEFFIELD, S9 2TE

**DETAILED PLANNING FOR  
PHASE 1: 17,203 - 120,505 SQ FT**





UNIVERSITY OF SHEFFIELD

SHEFFIELD CITY CENTRE

# 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.

LEEDS / J34<sup>N</sup>



INDICATIVE CGI PHASE 1: UNITS 1A & 1C

# DESIGNED FOR LOGISTICS TODAY

BUILDINGS CAN BE DESIGNED TO SUIT OCCUPIER REQUIREMENTS

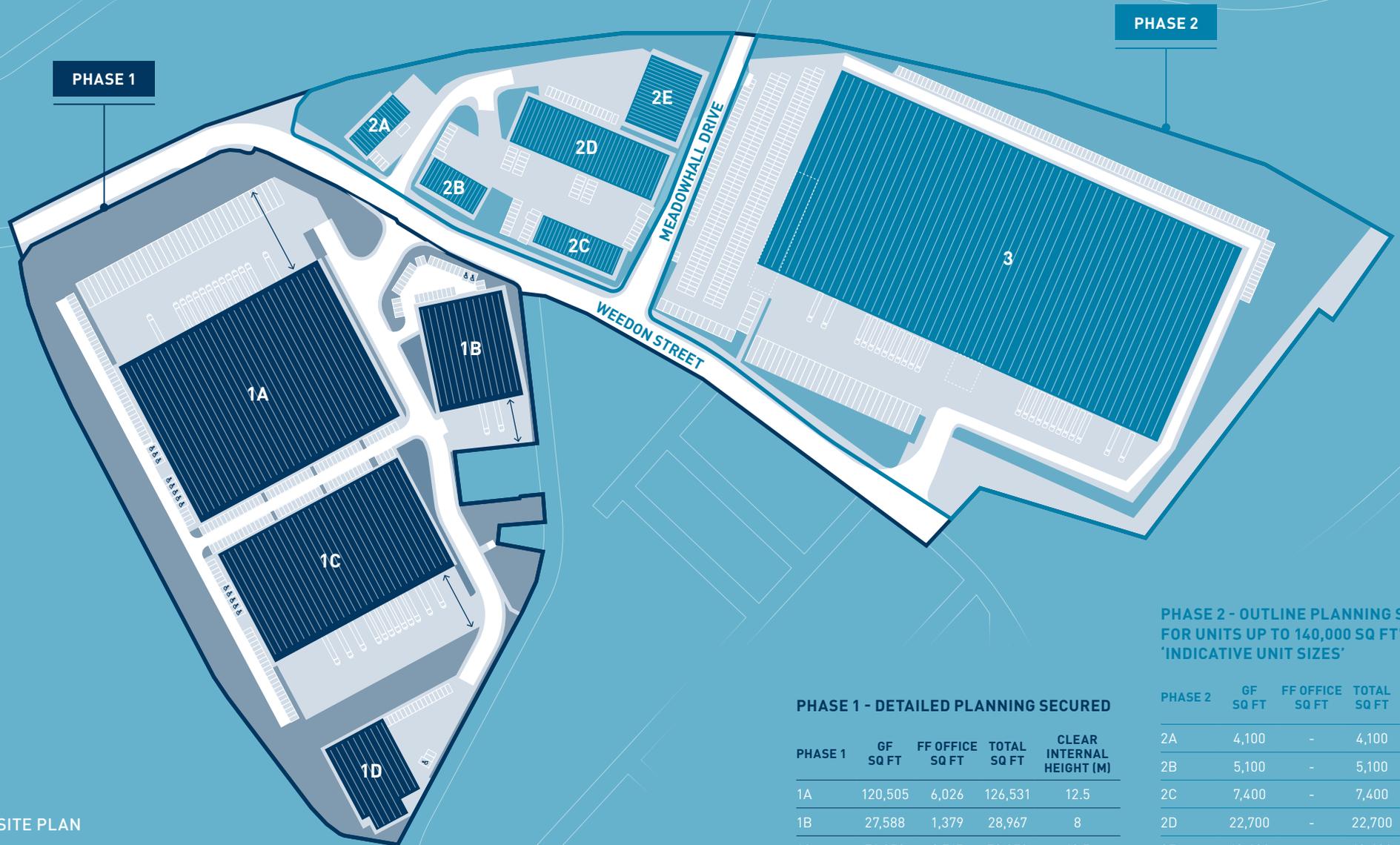
8-12.5M CLEAR INTERNAL HEIGHT

30 - 50KN/M2 FLOOR LOADING

ELECTRIC CHARGING

UP TO 50M YARD DEPTH

M1 J34



PHASE 1

PHASE 2

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

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 | 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     | -                         |

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.

# 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   |                        |       |
|                         |       | AIR                    |       |
|                         |       | Doncaster Airport      | 21    |
|                         |       | Leeds Bradford Airport | 43    |
|                         |       | Manchester Airport     | 47    |
|                         |       | East Midlands Airport  | 50    |
| RAIL                    |       |                        |       |
| 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.



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