

PANATTONI PARK ROTHERHAM 80



80,870 SQ FT

Speculative build Industrial / Distribution / Manufacturing unit
AVAILABLE NOW | TO LET / MAY SELL

JUNCTION 1 M18 | ROTHERHAM | S66 8EY
 PASS.RADIO.ESTATE



IMMEDIATE ACCESS TO J1 M18

Perfectly positioned with immediate access to J1 M18 and just 5 minutes from J32 of the M1, the site offers exceptional connectivity across Yorkshire.

Doncaster and Sheffield are reachable within 18 minutes, while Leeds and Manchester are accessible within 80 minutes, placing 2.8 million consumers within a 45-minute drive.

ALLIANCE
AUTOMOTIVE GROUP

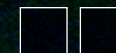
Site access

SHEFFIELD 18 mins
LEEDS 60 mins →
MANCHESTER 76 mins

← DONCASTER 17 mins

M18

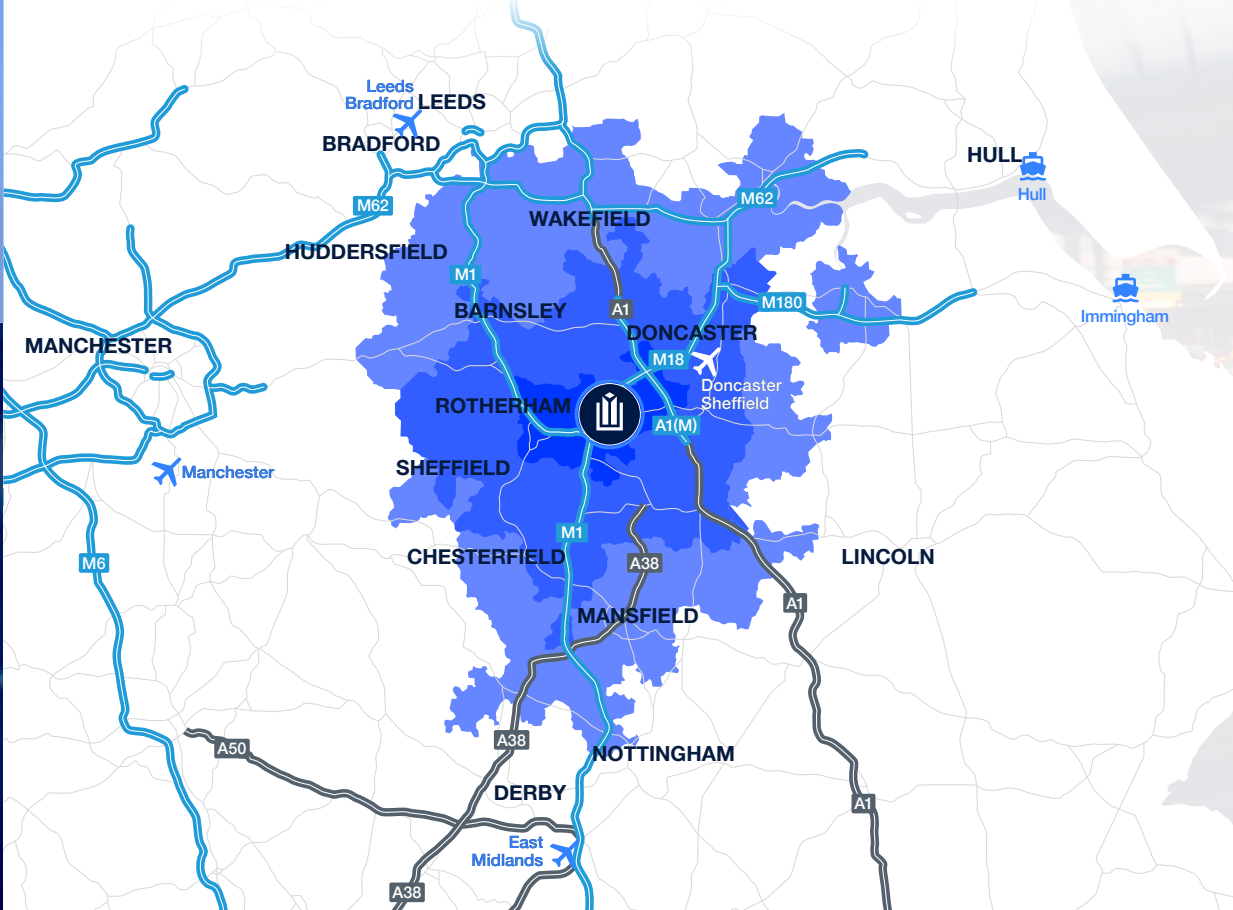
J1



PRIORITY ACCESS TO THE SHEFFIELD CITY REGION

Panattoni Park Rotherham 80 offers 80,870 sq ft of high-specification logistics and light manufacturing space in one of South Yorkshire’s most accessible locations.

Adjacent to J1 M18 and minutes from the M1/A1(M) corridors, it’s perfectly positioned to address last-mile markets and regional supply chains.



	miles	time
M18 J1	0	1mins
M1 J32	3	4mins
Rotherham	5	7mins
A1(M)/M18 Interchange	7	10mins
Advanced Manufacturing Park	8	11mins
Doncaster	12	17mins
Sheffield	12	18mins
M62/M1 Interchange	24	35mins
Leeds	41	60mins
Manchester	51	1h 16mins

Source: Lorry Route Planner



	miles	time
Doncaster Sheffield	13	19mins
East Midlands	48	1h 11mins
Leeds Bradford	49	1h 13mins
Manchester	57	1h 25mins



	miles	time
Immingham	55	1h 21mins
Liverpool	96	2h 24mins
London Gateway	183	4h 30mins
Felixstowe	188	4h 30mins
Port of Southampton	201	5h 01mins



	miles	time
iPort	10	14mins
Maritime Wakefield	30	45mins

277,590
Consumers within
15 mins by Van

Source: ESRI June 2024

1.5M
Consumers within
30 mins by Van

2.8M
Consumers within
45 mins by Van



AT THE HEART OF REGIONAL SUPPLY CHAINS

Redhouse

next ASDA
B&Q dfs

Thorne

The RANGE
Home, Leisure & Garden
home bargains

Armthorpe

IKEA ASOS
DHL discover fashion online
next

Trax Park

TESCO DHL
XPOLogistics Wincanton
amazon DUSK
DB SCHENKER Unilever

Doncaster

M1 EVRi

PANATTONI PARK
ROTHERHAM 80

Hellaby

KP great bear
FedEx CLIPPER
ALLIANCE
AUTOMOTIVE GROUP

i-Port

amazon LIDL WOODLAND
Fellowes CEVA LOGISTICS MARITIME

Sheffield

Royal Mail PRETTYLITTLETHING M&S
great bear BOEING
ITM POWER Energy Storage | Clean Fuel outokumpu
Rolls-Royce Menzies DISTRIBUTION
SHEFFIELD FORGEMASTERS BAE SYSTEMS
JELD WEN McLaren AUTOMOTIVE

Meadowhall

Rotherham

Advanced
Manufacturing
Park

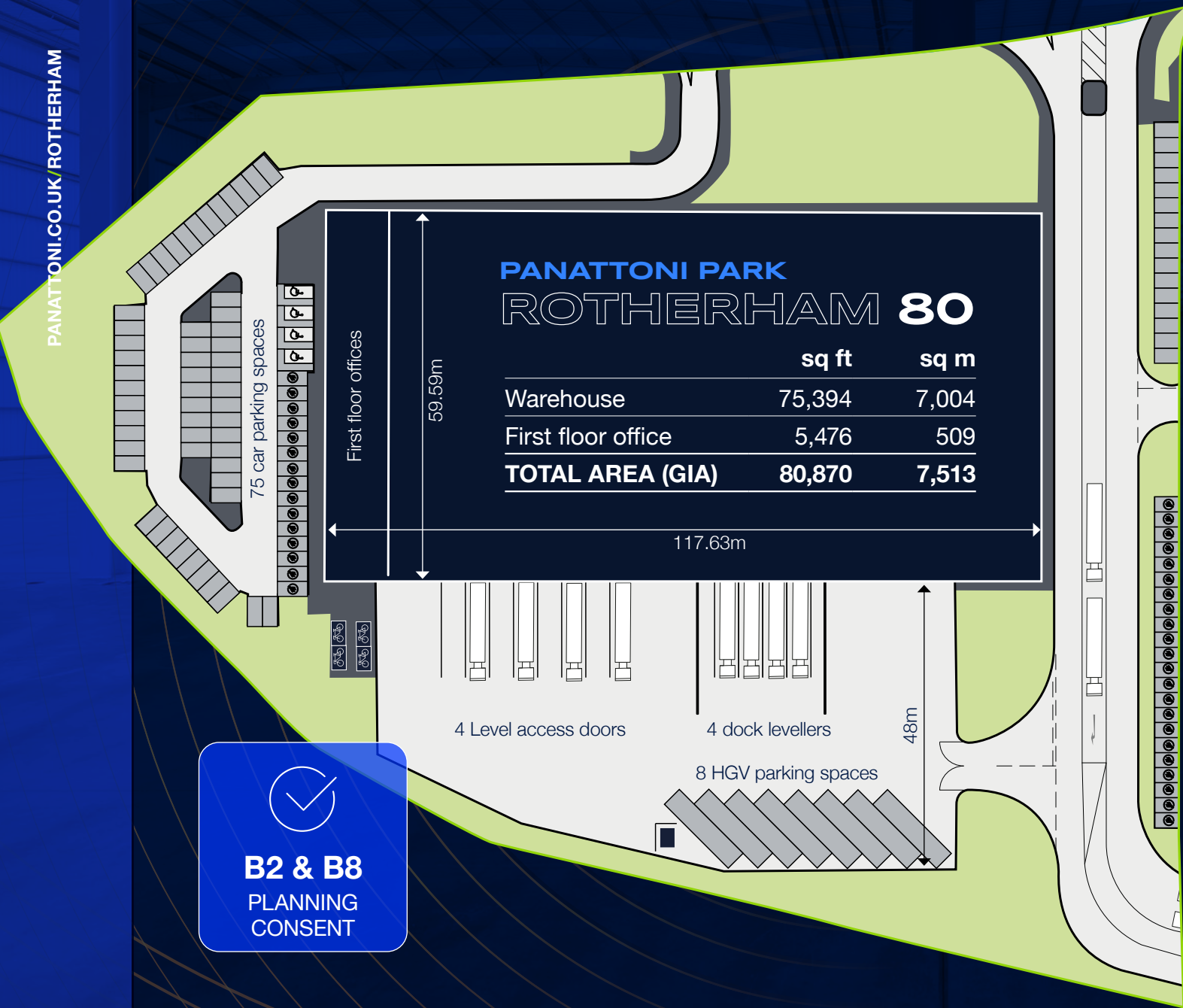
Sheffield





SPECULATIVE BUILD INDUSTRIAL/LOGISTICS UNIT

80,870 SQ FT




**B2 & B8
PLANNING
CONSENT**

 4 LEVEL ACCESS DOORS	 4 DOCK DOORS	 8 TRAILER PARKING SPACES	 75 CAR PARKING SPACES
 20% EV CHARGING POINTS	 48M YARD DEPTH	 12.5M CLEAR INTERNAL HEIGHT	 50KN/M2 FLOOR LOADING
 FM2 FLOORING	 750KVA POWER SUPPLY	 7 TONNE RACK LEG LOADING	 15% ROOF LIGHTS
 'VERY GOOD' BREEAM RATING		 'A' EPC RATING	



SUSTAINABLE AS STANDARD



High-performance building fabric with superior insulation and airtightness



15% rooflights boost daylight and reduce lighting costs



Roof-mounted solar photovoltaic (PV) system



Sub-metering of energy consumption



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking spaces



Net Zero Carbon in construction

BREEAM®



BREEAM 'Very Good'



EPC Rating 'A+' (-2) offices



EPC Rating 'A' (6) warehouse



SKILLED, AFFORDABLE, AVAILABLE WORKFORCE

Panattoni Park Rotherham draws upon a workforce ideal for manufacturing and logistics operations.

Reflecting strong availability across South Yorkshire, wages are very competitive when compared to neighbouring logistics hotspots and national averages.



Ready to work in the area



10,400

people want a job
in Rotherham



29,400

people want a job
in South Yorkshire

Source: NOMIS March 2021

Skills and sectors in South Yorkshire



59,000

workers in manufacturing
8.6% vs. 7.9% UK



30,000

workers in transport & storage
6.1% vs. 5.1% UK

Source: NOMIS 2020

Competitive wages

Rotherham	£517.30
South Yorkshire	£531.30
East Midlands	£552.00
UK	£586.70

Gross weekly full time pay by place of work.
Source: NOMIS 2020







THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at
www.panattoni.co.uk

69

offices
worldwide

2,500

international
customers

650
million+

sq ft developed
by Panattoni
worldwide

267
million+

sq ft developed by
Panattoni across
Europe

in the UK • Largest spec developer in the UK • Largest spec developer in the UK



Panattoni Park Rotherham 80 occupies a very prominent location immediately adjacent to J1 M18 and is within a 5 minute drive of M1/M18 J32 interchange.

PANATTONI PARK
ROTHERHAM 80

A631

J1

M18

M18




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