

UNIT 2 PROVINCIAL PARK

**TO LET – 146,807 FT² (13,639 SQ M)
INDUSTRIAL WAREHOUSE UNIT**



• CLOSE PROXIMITY TO J35 M1 • 24/7 SECURE SITE • LARGE POWER SUPPLY

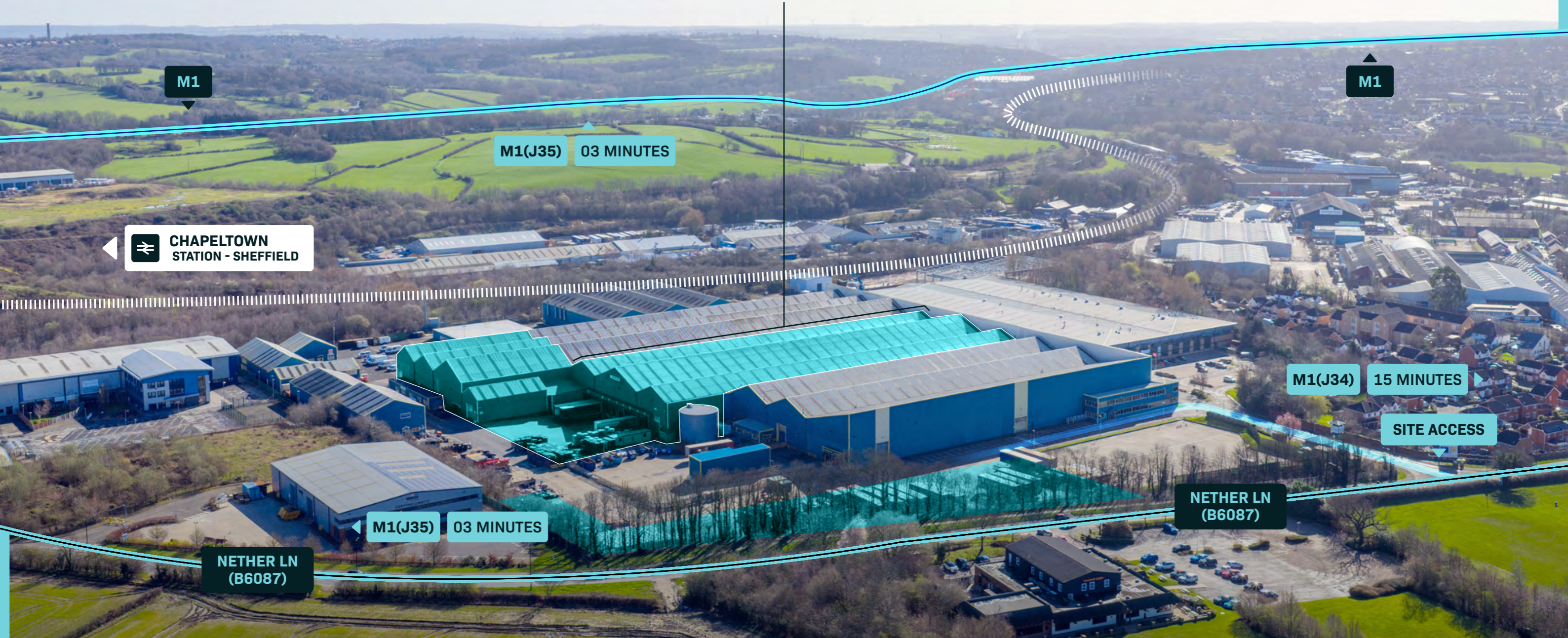
**UNIT 2, PROVINCIAL PARK, NETHER LN,
ECCLESFIELD, SHEFFIELD S35 9ZX**

AERIAL

Located at the heart of South Yorkshire, along the M1 corridor, **Unit 2 Provincial Park** offers excellent connectivity via Junction 35. The surrounding area is home to major operators including **Evri**, **Amazon** and **Sherwin-Williams** amongst others, making it an ideal location for logistics, trade and occupiers.

UNIT 2 PROVINCIAL PARK

LOCAL OCCUPIERS INCLUDE ↓



IDEALLY LOCATED IN SHEFFIELD

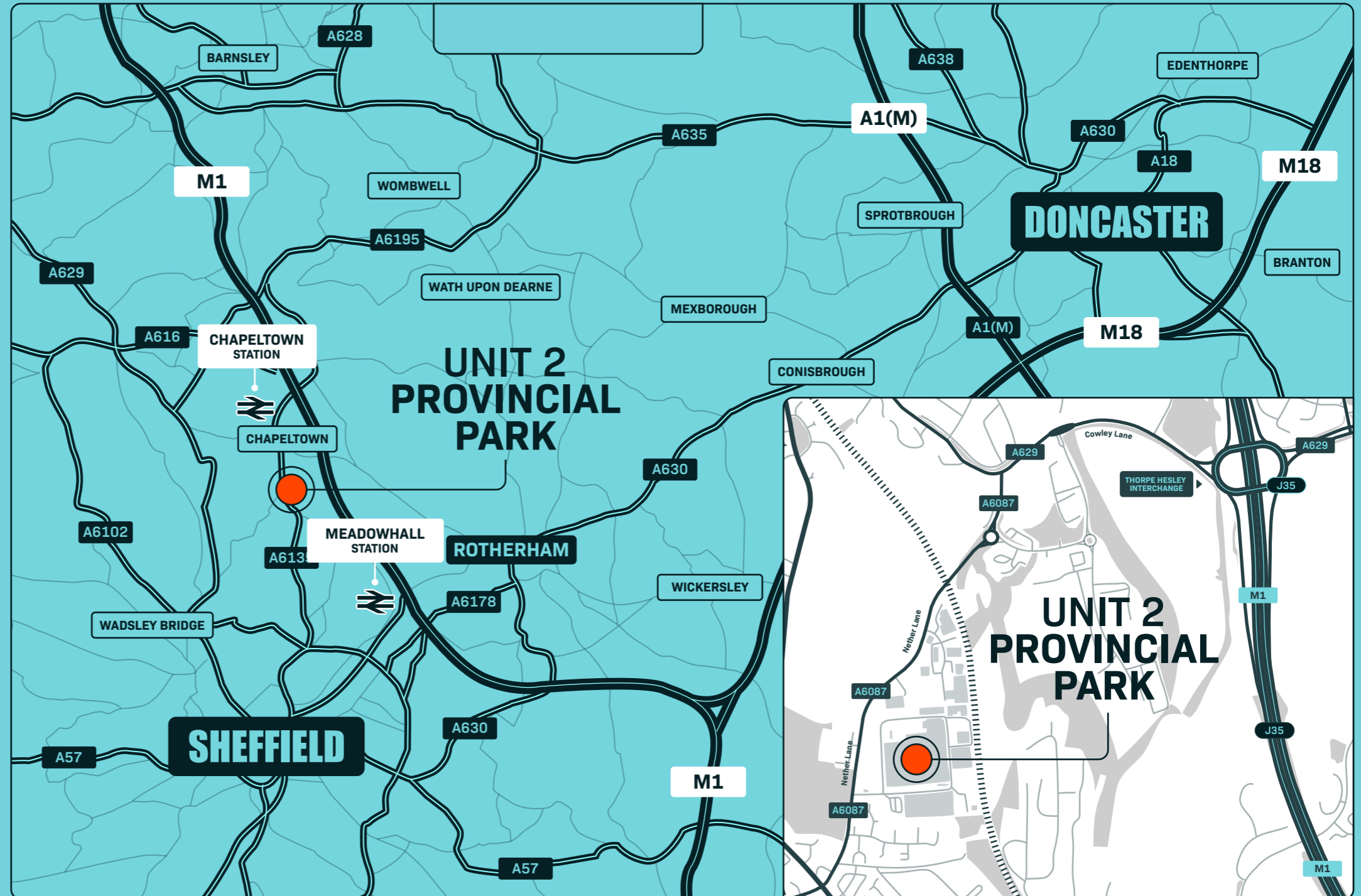
WHERE CONNECTIVITY

Located within the Sheffield City Region, the unit sits at the heart of an established industrial and logistics hub, ideal for distribution, warehousing and manufacturing occupiers.

CONNECTIVITY

Unit 2 is strategically located just 1.5 miles (3 minutes) from Junction 35 of the M1 motorway, providing immediate access to one of the UK's key north-south arterial routes. The M18 and M62 are both easily accessible within approximately 14 and 25 minutes respectively, enabling excellent connectivity to the wider motorway network, key regional centres and national distribution routes.

DRIVE TIMES	Miles	Hrs:Mins
SHEFFIELD	6.8	00:21
BARNSELY	10.2	00:17
DONCASTER	23.7	00:33
LEEDS	30.7	00:37
MANCHESTER	36.9	01:00
LONDON	168	03:00
M1 (J35)	1.5	00:03
M18 (J1)	11.2	00:14
M18 (J1)	12.5	00:18
A1(M) (J35)	18.8	00:21
M62 (J29)	23.2	00:25
M25 (J6A)	147	02:25



DRIVES OPPORTUNITY

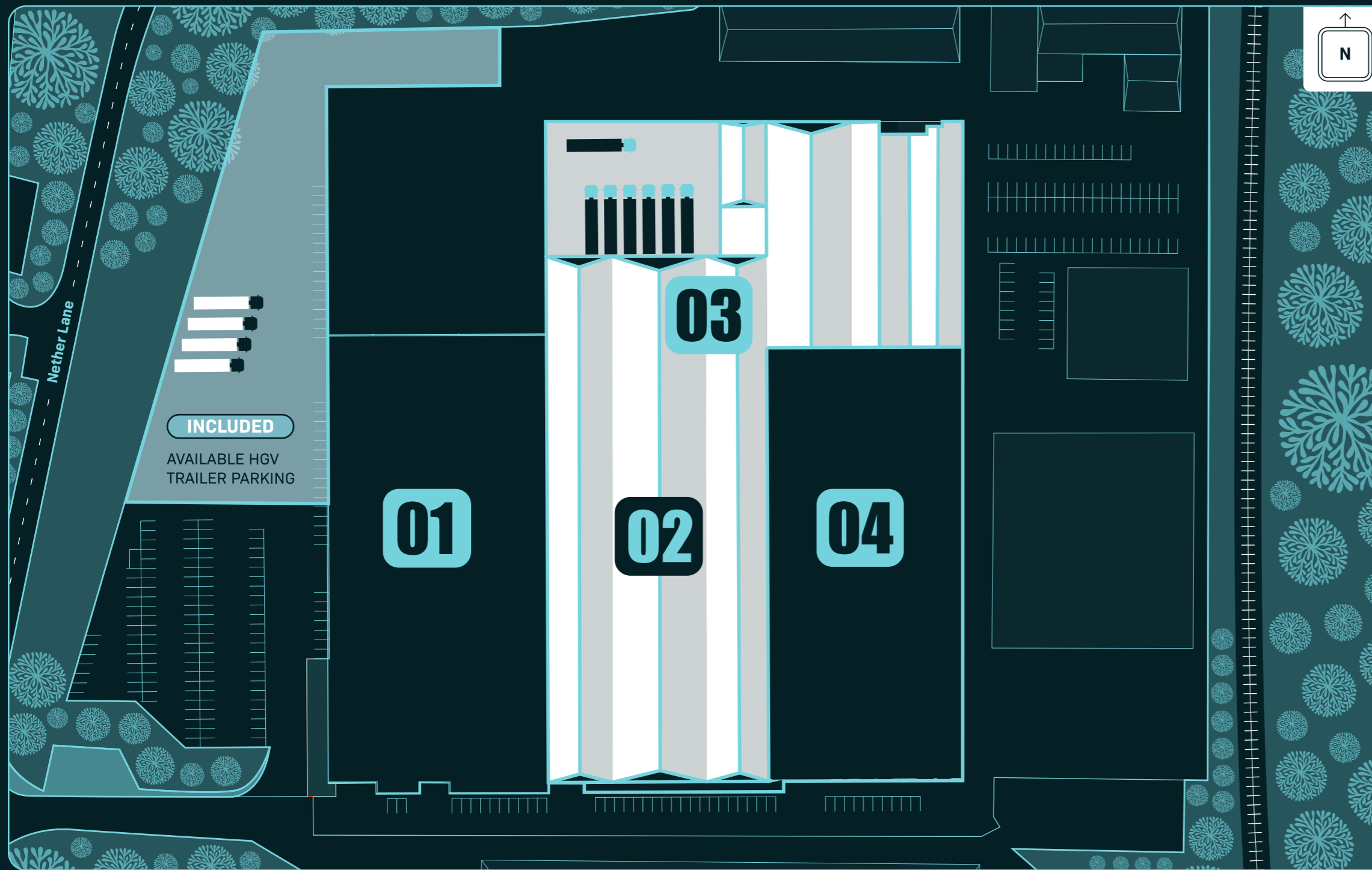


EXPLORE 146,807 FT² OF POSSIBILITY

UNIT 2 - IN FOCUS

- ¹ SECURE YARD
- ² IMMEDIATELY AVAILABLE
- ³ FLEXIBLE LAYOUT
- ⁴ 24/7 SECURITY






8M EAVES HEIGHT



UP TO 850 KVA POWER SUPPLY



9 DOCK LEVEL LOADING DOORS



LED WAREHOUSE LIGHTING



PARTIALLY RACKED



SPRINKLER SYSTEM



GROUND LEVEL LOADING DOORS



ANCILLARY OFFICES & WELFARE FACILITIES



24/7 SECURITY

BUILT AROUND YOUR BUSINESS

Unit 2 offers a high-quality space suitable for industrial, distribution and manufacturing uses. With a combination of efficient layout, strong loading provision and well-appointed ancillary space, the building provides a flexible and functional environment to support a range of business operations.

AREA	M ²	FT ²
TOTAL (GIA)	13,693	146,807

DEMOGRAPHICS



700,000+

Working-age population across **Sheffield** and the surrounding area, supporting recruitment at all levels.

1,500,000

People within a 45-minute drive, providing access to a **large and diverse labour pool**.



PEOPLE-POWERED PERFORMANCE

The Sheffield City Region offers access to a large, skilled and diverse workforce, supported by a strong industrial heritage and a growing talent pipeline. With excellent connectivity and a substantial labour catchment, the location is well positioned to support a wide range of occupiers.



30+

Universities and colleges within the wider region, supplying **skilled and qualified talent**.

65%

Economically active population, contributing to a **productive and reliable workforce**.



TOP 10

Ranked among the UK's **leading regions** for advanced manufacturing and engineering.



£30BN

Value of the Sheffield City Region economy, reflecting a **strong and diverse business environment**.



TERMS

The premises are available to let by way of a new lease on terms to be agreed

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

EPC

Available on request

AML

To comply with our legal responsibilities for Anti- Money Laundering, it will be necessary for the successful tenant to provide information necessary to complete checks before the deal is completed. Information required will include: corporate structure and ownership details and Identification and verification of ultimate beneficial owners.

For more information about the properties or to arrange a viewing please contact one of the joint agents.



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