

3 Brand New Industrial / Warehouse / Manufacturing Units Available To Let: Q3 2027

UNIT 100:
95,609 SQ FT

UNIT 200:
55,816 SQ FT

UNIT 300:
131,142 SQ FT

S H E F F I E L D P A R K

HIGH SPECIFICATION INDUSTRIAL, DISTRIBUTION AND MANUFACTURING UNITS

Sheffield Park is a new development of three grade A industrial / warehouse / manufacturing units situated in a prime Sheffield location. This scheme will provide premier quality units set within a prestigious business park environment.

THE HEART OF INDUSTRY

Sheffield Park is strategically positioned off the A57 Sheffield Parkway, close to Sheffield city centre and providing easy access to Junction 33 of the M1. Sheffield is the historic engine room of British industry now reborn as a global centre for advanced technology. Occupying a 15 acre site, the scheme is designed to command its position as a premier destination for manufacturing and logistics.



Final-Mile
rapid urban
distribution hub



Immediate
J33/34 M1
access



219,000+
working-age
catchment



AMP Strategic
supply chain
proximity



B2 and B8
planning consent
in place



PRIMED FOR EFFICIENCY & SUSTAINABLE PERFORMANCE

3 Brand New Industrial / Warehouse /
Manufacturing Units

This site is designed to ensure peak
sustainable performance and reduced
operational impact.



Use Class E(g)(iii),
B2and/or B8



Target EPC
rating 'A'



Target BREEAM
'Excellent' rating



Photovoltaic
system array



1st & 2nd floor office
space with CAT A fit out



Future proofed
EV vehicle charging



LED lighting
to the offices



Landscaping and
biodiversity net gain
enhancements



UNIT 100 – 95,609 SQ FT

Unit 100	SQ FT	SQ M
Warehouse	90,829	8,438
Office	4,780	444
Total (GIA)	95,609	8,882



12m clear
internal height



8 dock
level doors



2 level
access doors



40m yard
depth



83 car
parking spaces



Ground floor
reception area



1st & 2nd floor
office space with
cat A fit out



WiredScore Gold
certified



625 kVA
power supply



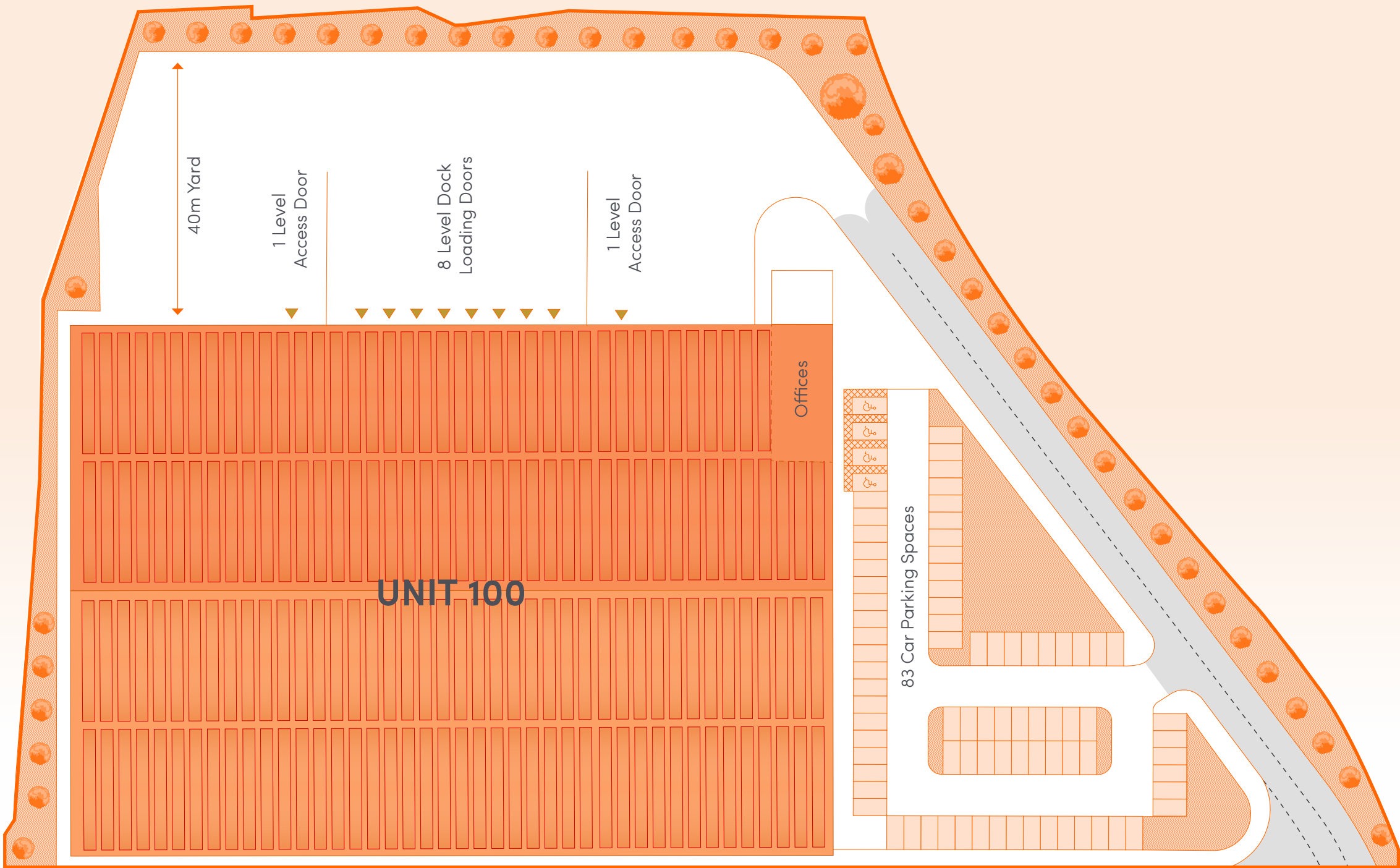
VRF/VRV units,
heating and cooling



Showers and
changing rooms



Secure
bike storage



Target BREEAM
'Excellent' rating



Target EPC
rating 'A'



PV
panels



LED
lighting



Landscaping and
biodiversity net
gain enhancements



Future proofed
EV vehicle
charging

UNIT 200 – 55,816 SQ FT

Unit 200	SQ FT	SQ M
Warehouse	53,026	4,926
Office	2,790	259
Total (GIA)	55,816	5,185



10m clear internal height



5 dock level doors



2 level access doors



35m yard depth



46 car parking spaces



Ground floor reception area



1st & 2nd floor office space with cat A fit out



WiredScore Gold certified



425 kVA power supply



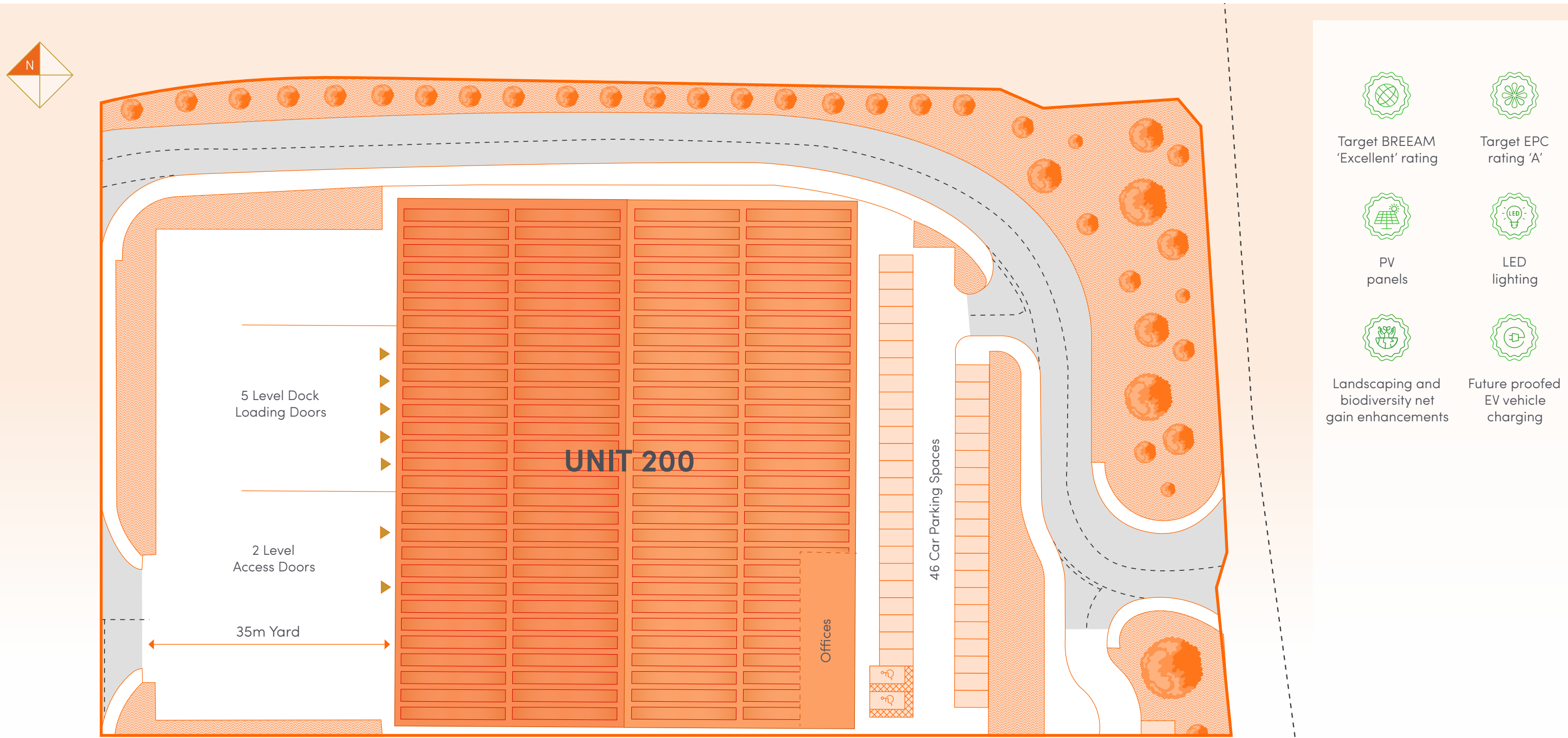
VRF/VRV units, heating and cooling



Showers and changing rooms



Secure bike storage





Target BREEAM 'Excellent' rating



Target EPC rating 'A'



PV panels



LED lighting



Landscaping and biodiversity net gain enhancements



Future proofed EV vehicle charging

UNIT 300 – 131,142 SQ FT

Unit 300	SQ FT	SQ M
Warehouse	124,585	11,574
Office	6,557	609
Total (GIA)	131,142	12,183



12m clear
internal height



12 dock
level doors



2 level
access doors



50m yard
depth



122 car / 15 HGV
parking spaces



Ground floor
reception area



1st & 2nd floor
office space with
cat A fit out



WiredScore Gold
certified



950 kVA
power supply



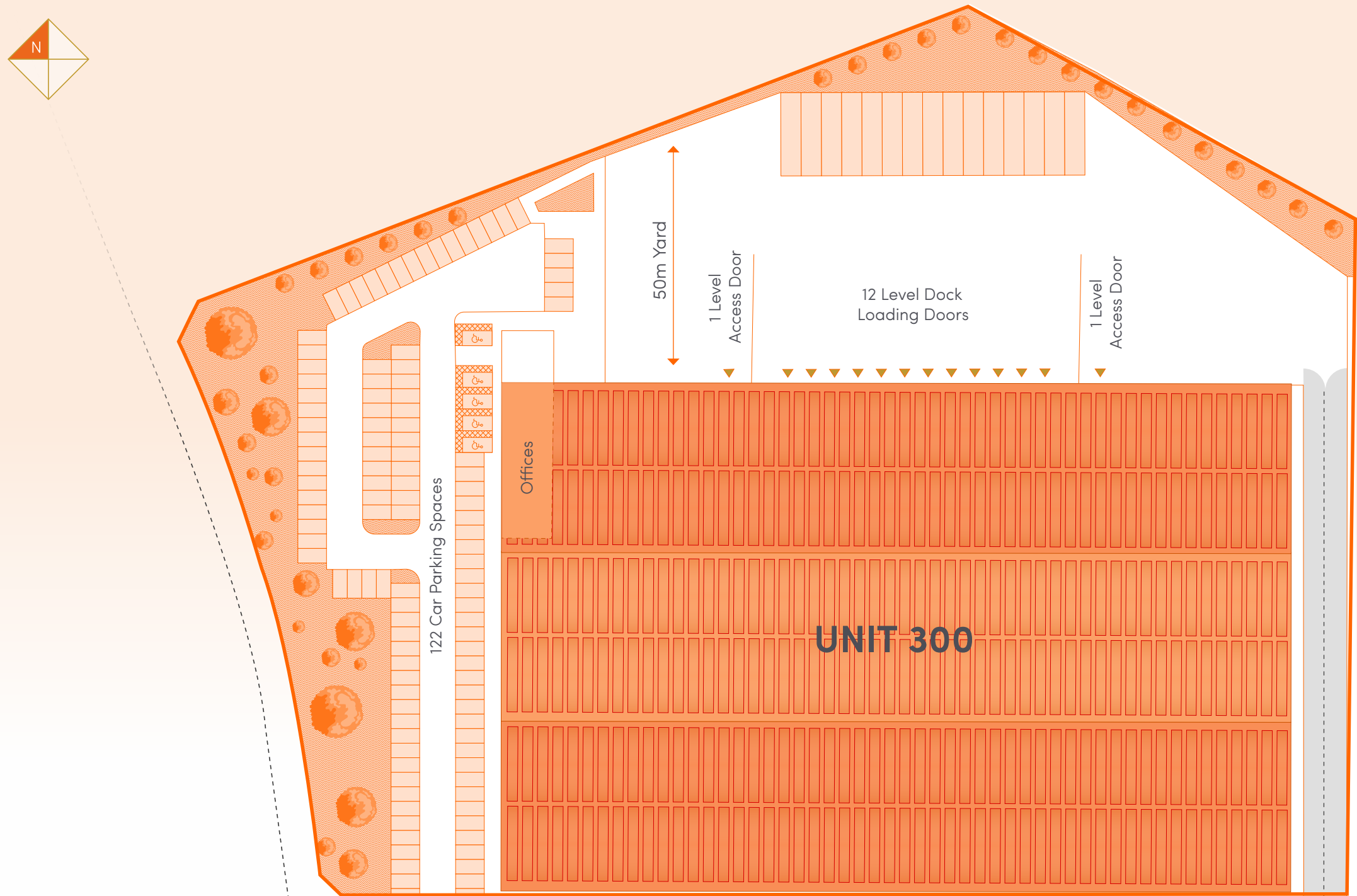
VRF/VRV units,
heating and cooling



Showers and
changing rooms



Secure
bike storage



Target BREEAM
'Excellent' rating



Target EPC
rating 'A'



PV
panels



LED
lighting



Landscaping and
biodiversity net
gain enhancements



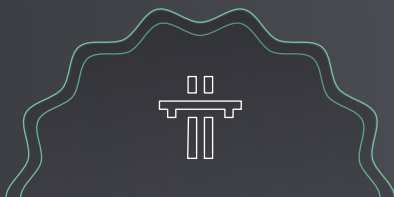
Future proofed
EV vehicle
charging

PRECISION TALENT PROVEN PERFORMANCE



INNOVATION & SKILLS

AMP Strategic Supply Chain Proximity
68.1% Regional Graduate Retention Rate
Level 3+ Qualified Managerial Talent Pool



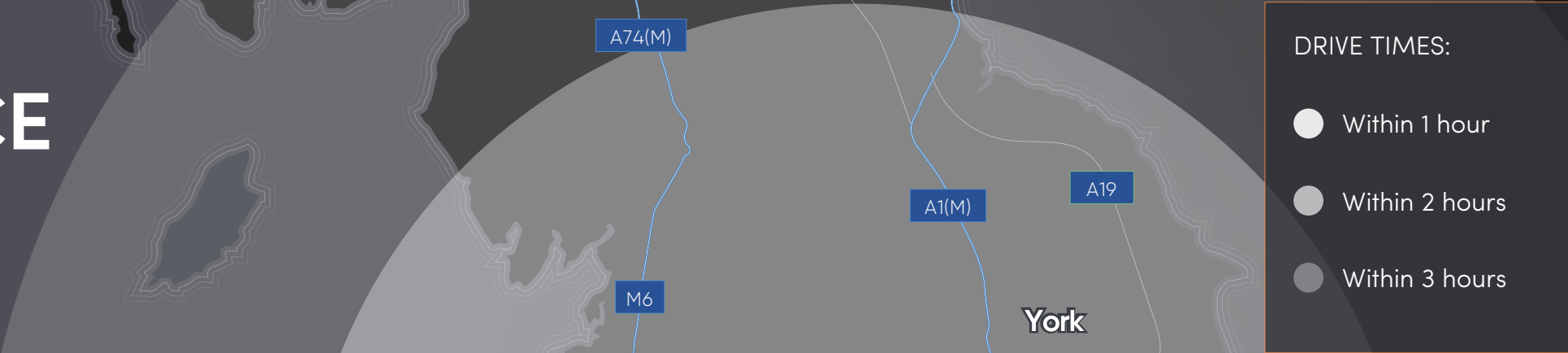
STRATEGIC REACH

219,000+ Working-Age Catchment
15,285 Immediate Active Job Seekers
60,000+ Local University Student Pipeline

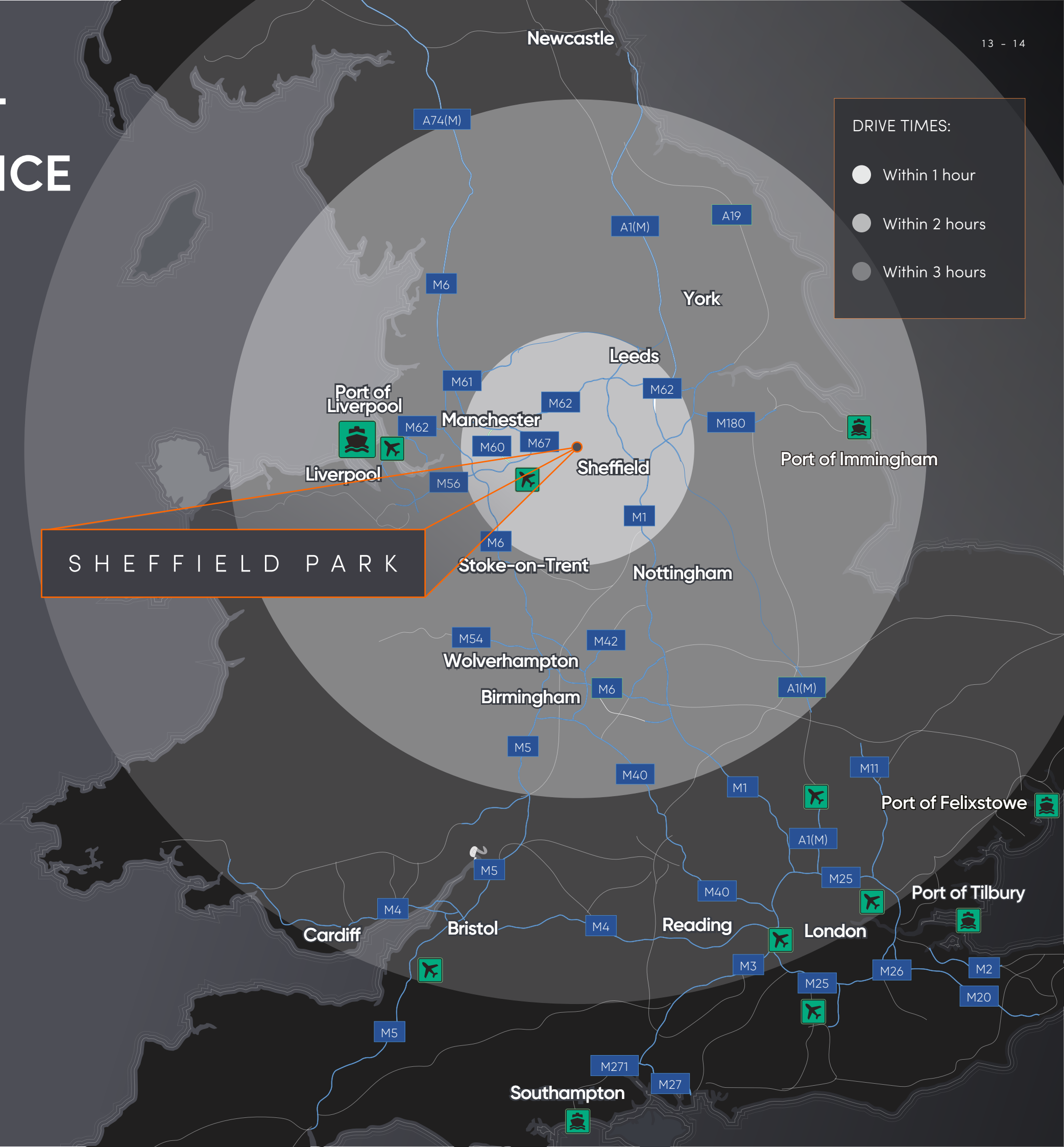


COST & COMPETITION

6.3% Wage Advantage vs. GB Average
0.83 Sustainable Local Jobs Density
£48.20 Average Weekly Saving Per Head



S H E F F I E L D P A R K



A LOCATION THAT DOES THE WORK FOR YOU

REGIONAL DOMINANCE:

Situated within one of South Yorkshire’s most established industrial hubs, offering immediate proximity to Sheffield city centre, skilled labour force and M1 connectivity.

THE AMP LINK:

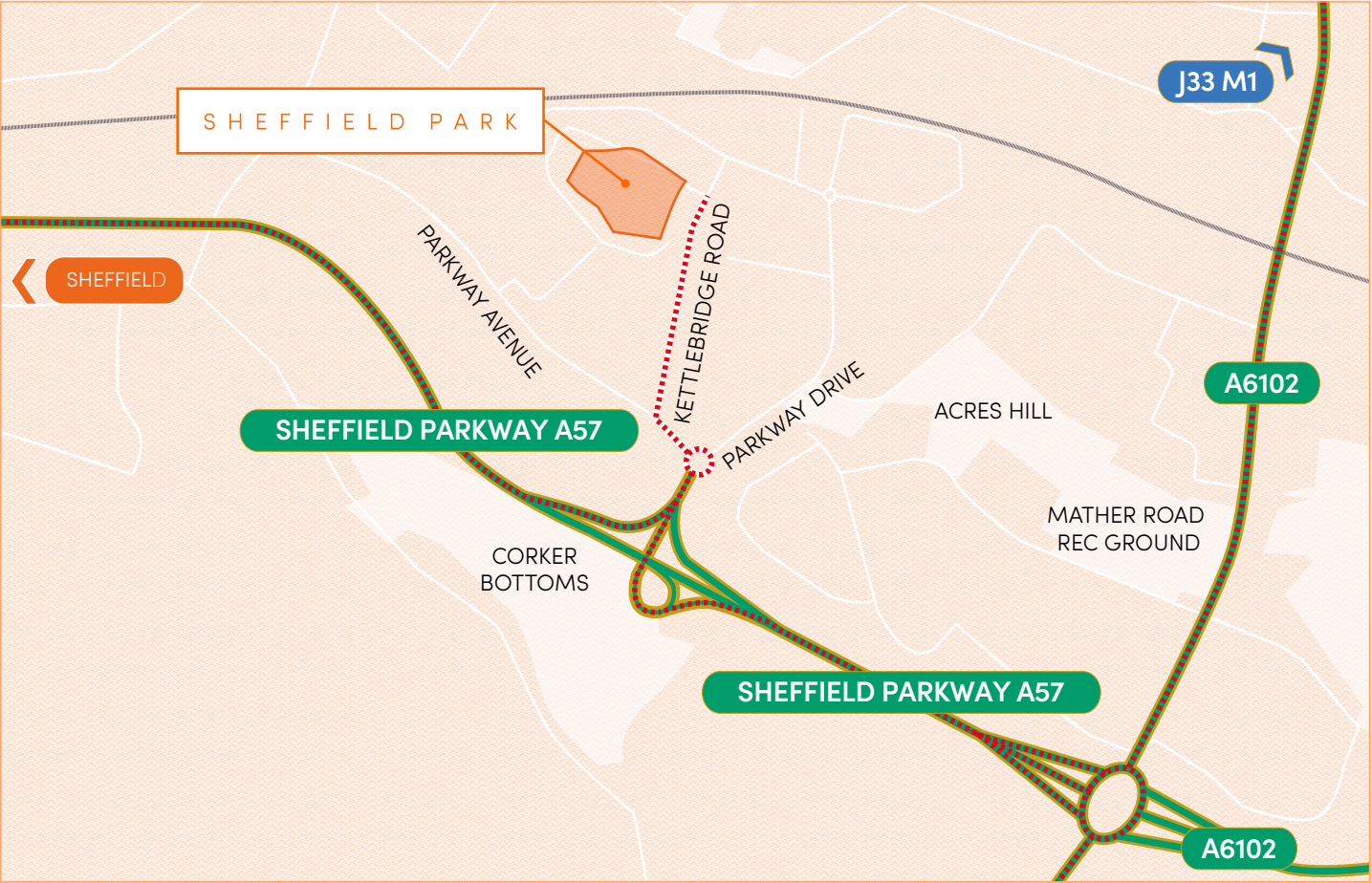
Positioned within the high-value supply chain of the Advanced Manufacturing Park (AMP), home to global giants like Boeing, Rolls-Royce, and McLaren Automotive.

Motorways	Miles	Time	Air	Miles	Time
M1 junction 34	2	5 mins	Doncaster Airport	19.2	28 mins
M1 junction 33	4.4	8 mins	East Midlands Airport	49	55 mins
M18 junction 1	9.5	15 mins	Leeds Bradford Airport	42.1	58 mins
A1(M) via M18	18	25 mins	Manchester Airport	43	1 hr 10 mins

Locations	Miles	Time	Sea	Miles	Time
Advanced Manufacturing Park (AMP)	4	7 mins	Port of Hull	66.8	1 hr 20 mins
Sheffield City Centre	3.4	9 mins	Port of Immingham	64.2	1 hr 5 mins
University of Sheffield	4.1	12 mins	Port of Liverpool	79.6	1 hr 40 mins
Rotherham Town Centre	5.2	12 mins			
Doncaster	18.5	30 mins			
Leeds	35	45 mins			
Birmingham	76	1 hr 30 mins			
London	160	2 hr 55 mins			

Rail	Miles	Time
Sheffield Mainline Station	3.2	10 mins
Doncaster Station	18	28 mins

/// PALACE.SENDS.LOADS
3 KETTLEBRIDGE RD, SHEFFIELD, S9 3AJ



SHEFFIELD PARK

TERMS

The units are available by way of a new lease on terms to be agreed, with occupation available from Q2 2027.

LEGAL COSTS

Each party is responsible for their own legal costs.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the interested party to provide information necessary to complete these checks before the transaction is completed.

PLANNING USE

Use Class E(g)(iii), B2and/or B8.



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