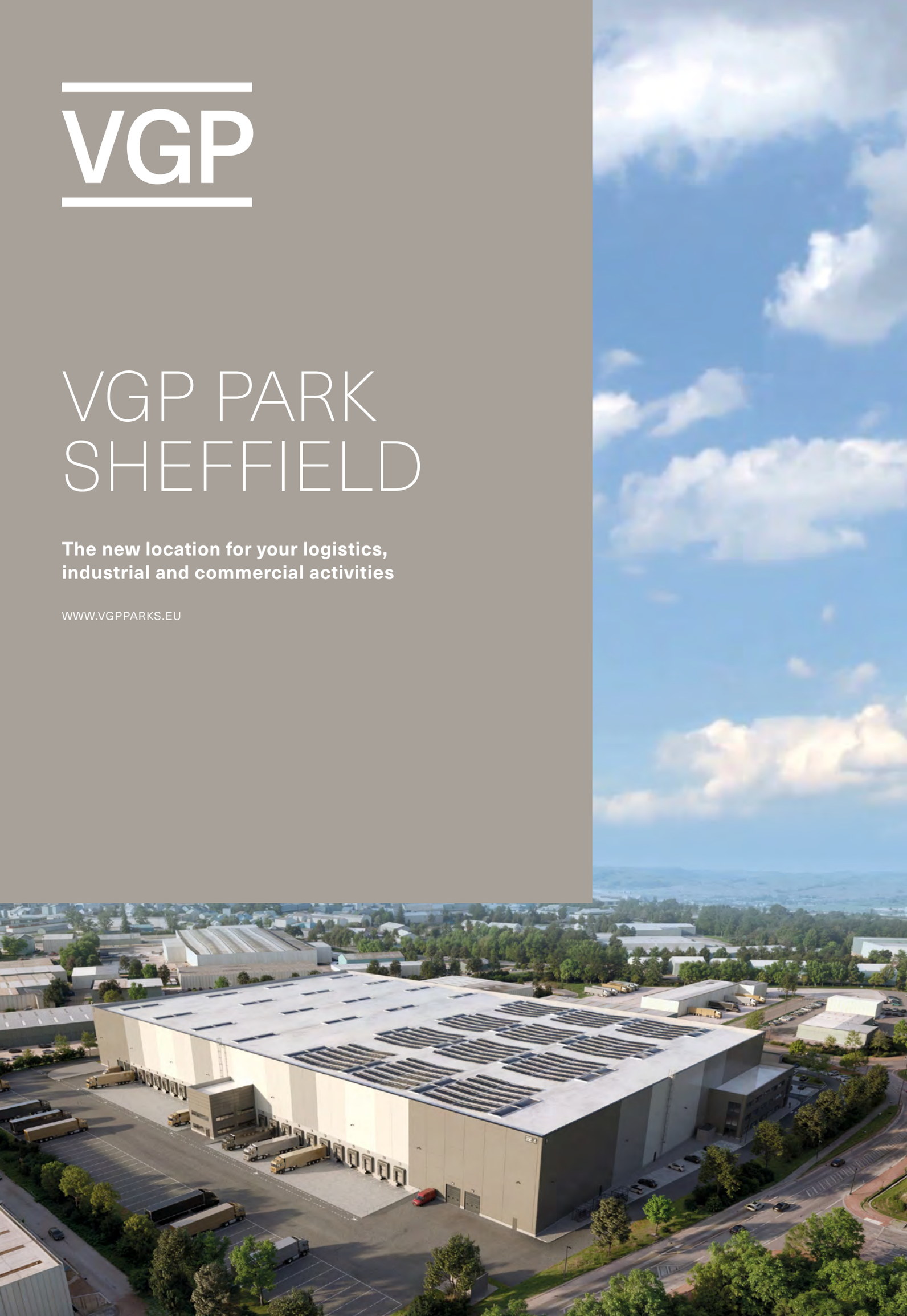
VGP

VGP PARK SHEFFIELD

The new location for your logistics, industrial and commercial activities

WWW.VGPPARKS.EU



Do you need more space?

Location

The site is strategically located adjacent to Europa Link within Sheffield Business Park, positioned between Junctions 33 and 34 of the M1 motorway, providing direct access to the UK's key north–south logistics corridor. The location offers excellent connectivity to Sheffield, Rotherham and Leeds to the north and Derby, Nottingham and the wider Midlands to the south. The close proximity to Sheffield City Centre provides access to a large and skilled labour pool within a short commuting distance.

Approximate Distances

City

Sheffield	**5 miles (15 min)**
Leeds	**35 miles (45 min)**
Manchester	**42 miles (1 hr 20 min)**
Birmingham	**89 miles (1 hr 30 min)**
London	**165 miles (3 hrs 10 min)**

Airport

Doncaster Sheffield Airport	**23 miles (30 min)**
Manchester Airport	**45 miles (1 hr 15 min)**
Leeds Bradford Airport	**42 miles (1 hr)**
East Midlands Airport	**49 miles (1 hr 10 min)**

Port

Immingham	**63 miles (1 hr 20 min)**
Liverpool	**107 miles (3 hrs)**

Rail

Meadowhall Station	**3 miles**
Sheffield Station	**4 miles**
Woodhouse Station	**4.8 miles**



4 min | 30 min | 22 min | 4 min | 80 min

Sheffield Work Force Facts

1.4 million people of working age
within a 60 minute drive time.

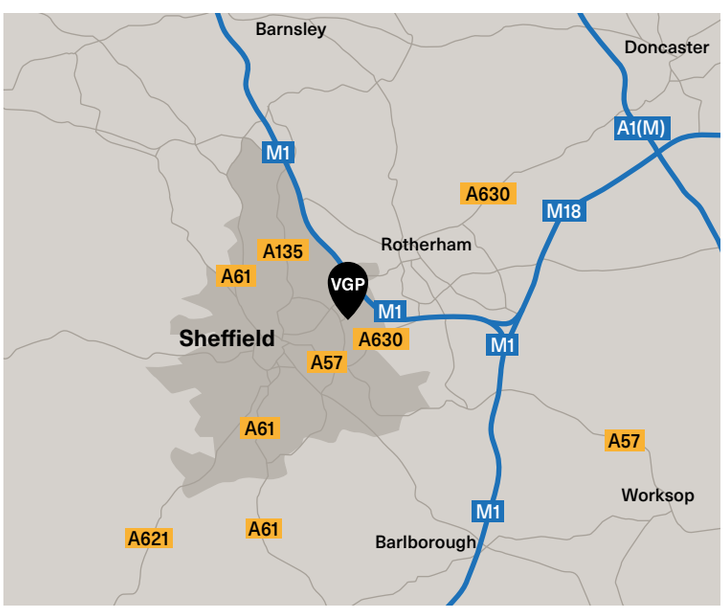
2 million economically active people
within a 45 minute drive time.

87% of the UK population
within a 4.5 hour drive time.

7% lower labour costs
in Sheffield Local Authority compared to UK average.




M1
Junction J34
M1
VGP Park
Sheffield
Europa Link
M1
Junction J33


Barnsley
Doncaster
A1(M)
M1
A630
M18
A135
Rotherham
A61
VGP
M1
Sheffield
A630
M1
A57
A61
A57
Worksop
M1
A621
A61
Barlborough


J34
Meadowhall
Shopping
Centre
Brinsworth
M1
VGP
J33
Catcliffe
Treeton
A630
Sheffield

Turnkey solutions



Office Headquarters

— All administrative/office spaces are built to suit
— Air-conditioning included as standard
— Sufficient on-site parking facilities for staff and visitors

Warehouse, Logistics and Production Facilities

— Built to exceptionally high building standards
— Turnkey solutions tailored to our customer requirements

Best Conditions for Your Company

— Excellent public transport connections
— Located a 4 minute drive to J33 of the M1 and A61 corridors
— Good accessibility to the centre of Sheffield, Leeds and Manchester

High-Quality Commercial Space

— Equipped with modern building technology
— Spaces adapted to the operational requirements of our customers
— Sustainable building concepts



















* CGIs to be used for indicative purposes only

TO LET

265,500 sq ft (24,667 sqm)

of new Grade A space.

12 acres

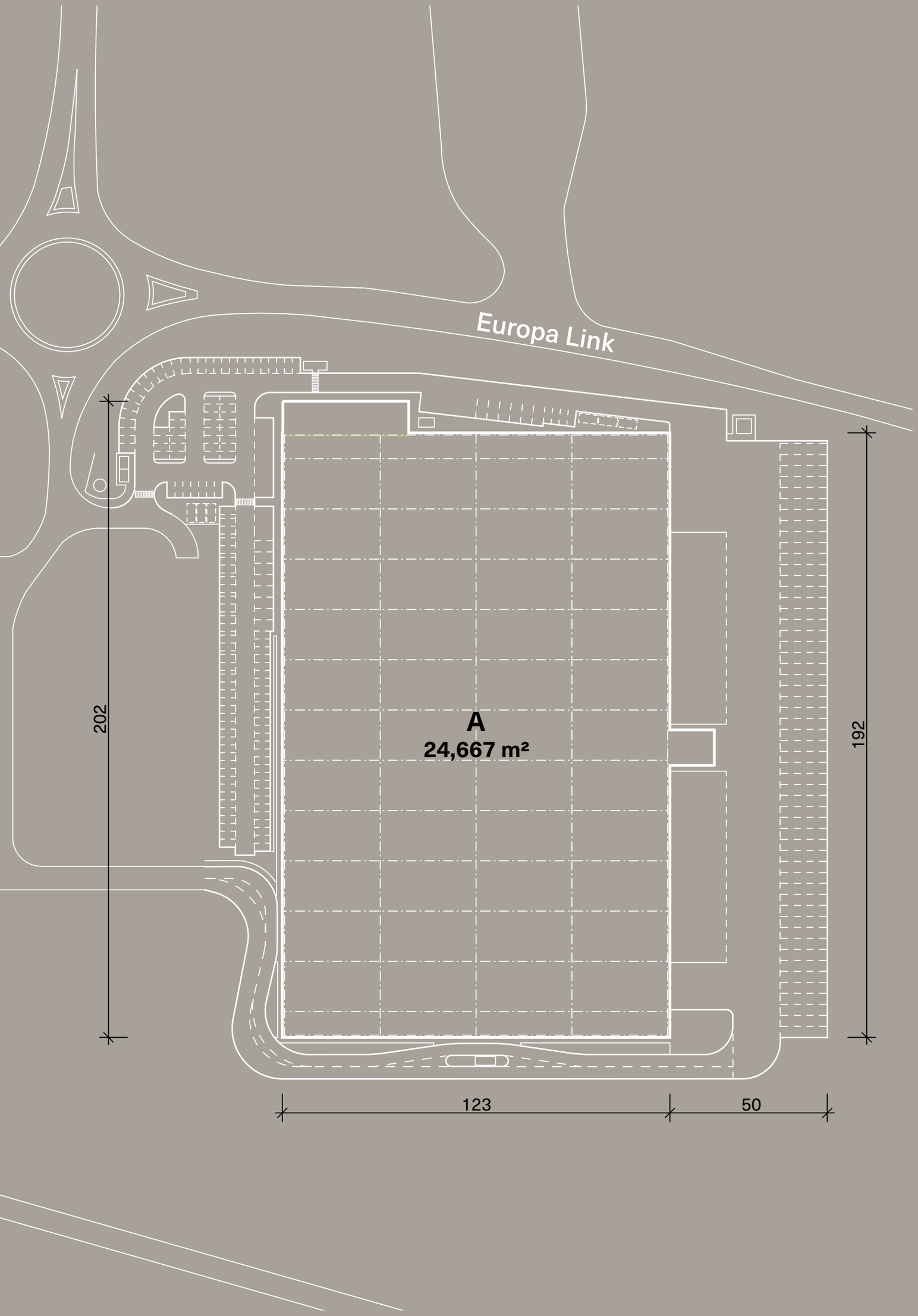
Land area



Unit A

	sqm	sq ft
Total GIA	**24,667**	**265,500**
Warehouse GIA	23,226	250,000
Offices GIA	1,162	12,500
Driver's Office	279	3,000

21 dock doors
4 level access doors
6 euro dock doors
18 m eaves
50 m service yard
157 car parking spaces
55 HGV parking spaces


Europa Link
A
24,667 m²
202
192
123
50

High-quality building standards

Upon request, all rental spaces can be adapted according to the future tenant's requirements. To a certain extent, adjustments may be made even if a building is already under construction in order to accommodate the tenant's special technical requirements. An experienced VGP team of experts will assess all the needs of the tenant and ensure a successful implementation. We are continuously working to optimise our buildings, and at all times with a view to the needs of the market and technical developments. Of course, energy efficiency and sustainability are always a priority.



SUSTAINABILITY
As a minimum, all our new buildings will be certified by the assessment methods of DGNB, BREEAM with the aim of a classification of Gold (DGNB) or Excellent (BREEAM). Upon request and if desired, we can work together with the tenant towards a higher certification ranking. In addition, the roof will be equipped with a solar panel installation, in principle offering on-site green energy production for our tenant.

ELECTRICAL VEHICLES CHARGING POINTS*
Electrical Vehicle charging stations will be installed. EV charging equipment can be adapted to the tenant's requirements and is provided with required infrastructure hanging from the main building transformer/s.

GREEN WALL*
Upon request, a green façade wall concept can be incorporated during the early stages of the project, including all necessary building adaptations. Modular, flexible systems providing various configurations can be considered. The green façade systems provide several benefits, such as reducing the building's energy consumption and protecting the façade elements against severe temperature fluctuations and ultraviolet radiation.

PHOTOVOLTAIC INSTALLATION*
Upon request, a photovoltaic panel installation can be provided, dimensioned to suit the tenant's energy consumption requirements. All buildings are designed with a standard roof load-bearing capacity reserve, allowing for the future installation of PV systems without structural modifications. Installations are carried out in full compliance with all applicable standards and elements: inverters, PV modules, etc. are CE certified. The panels are placed onto the roof upon coplanar aluminium structures with ballasted fixing systems, with all loads properly calculated to ensure structural integrity.

GREEN ROOF*
Upon request, an extensive green roof concept can be offered during the early stages of the project (either via hydroseeding or a pre-grown green stripe system), including all required building adaptations such as structural adjustments, roof dewatering systems, etc. The green roof systems are placed on a waterproofing membrane and provide several benefits, such as: reducing the building's energy consumption, contributing to roof dewatering and protecting roof elements against severe temperature fluctuations and ultraviolet radiation.

* Provided upon tenant's request. Not included in VGP standards. Subject to planning consent.

OFFICE SPACE
Office spaces are air-conditioned and feature dropped ceilings with inlaid mineral fibre panels. According to customer requirements, floor coverings are high--quality and durable carpets, tile or linoleum. Interior doors and wall colours are executed according to the customer's wishes.

WINDOWS
All window units in administrative areas are made of thermally separated 3-chamber aluminium sections with a powdercoated and coloured surface (RAL).

PRODUCTION AND WAREHOUSE AREAS
Every tenant has its own specific requirements. Our approach is to tailor each respective production or warehouse space precisely according to the wishes and needs of our customer.

SKYLIGHTS
At least 10% of the roof area will be made of transparent materials. These roof windows, skylights or similar elements are designed in accordance with fire and hygienic requirements.



PAVED SURFACES
All access ways for trucks, including parking and manipulation spaces, are adequately dimensioned to provide fully loaded 18 m vehicles sufficient space to manoeuvre. The area of the loading yard (up to 18 m before the loading gates) is executed as a concrete surface.

GATES
Sufficient loading ramps and gates are provided for truck loading and unloading. Standard sectional doors have dimensions 3.0 × 2.8 m and are equipped with a viewing window to the outside. Rubber dock shelters outside and fully automatic hydraulic levelling bridges.

FLOOR
Warehouse floors are constructed of a monolithic concrete slab, reinforced. Floors are laid on a compacted subgrade (maximum load at least 80, MPA) covered with a PE separation foil. The maximum load-bearing capacity of floor slabs is 70 kN/m^2. Floor surfaces are hardened and power trowelled. (Surface flatness is in accordance with DIN 18202, Table 3, line 4.)

FACADE
The façade shall comprise a horizontal insulated concrete socle with the upper façade formed from metallic prefabricated sandwich panels, installed horizontally unless vertical installation is approved by VGP. Socle heights and stepped interface details shall comply with Chapter 4.40000 Supporting Structures and Details W_50.000_10 and W_50.000_11, with the sandwich panels set back from the concrete face. Cladding panels (52110) shall be micro-profiled metal sandwich panels with sealed tongue-and-groove joints and concealed fixings, compliant with EN 14509, by Hoesch-Kingspan, ArcelorMittal or approved equivalent. Panels shall comprise Z275 galvanised steel skins (minimum 0.60 mm external, 0.50 mm internal), a PIR insulation core achieving Euroclass B-s1,d0 and a maximum U-value of 0.26 W/m^{2}K, polyester coatings to EN 10169-2 with RUV-4 and RC-4 performance, and an internal finish in RAL 9010 or RAL 9002. Maximum panel height 1.20 m.

ROOF
The roof construction shall comprise a minimum 0.75 mm trapezoidal profiled steel deck (profile 51110), galvanised and polyester-coated (15 µ organic coating), mechanically fixed and finished internally in white RAL 9010 or RAL 9002 to VGP requirements. A PE vapour control layer, minimum 0.20 mm thickness, shall be fully sealed to ensure vapour-tightness. Thermal insulation shall comprise foil-faced PIR boards with interlocking joints, mechanically fixed, by Kingspan or approved equivalent, compliant with EN 13165, achieving Euroclass B-s2,d0, minimum compressive strength 150 kPa, and a maximum U-value of 0.18 W/m^{2}K. Mineral wool may be substituted where required by fire strategy, providing equivalent thermal performance and minimum 70 kPa compressive strength. Waterproofing shall comprise a minimum 1.5 mm TPO/FPO (or PVC) membrane, mechanically fixed with welded joints, achieving BROOF(t1) and B-s2,d0, finished in light grey or white, with a minimum 15-year manufacturer's warranty.

LIGHTING
The electrical installation will be designed to provide a limited scope of fit-out to the offices including modular LED lighting, basic power provisions, and infrastructure for future tenant enhancements. The warehouse will be delivered with only the essential lighting and safety systems required for compliance, with all other services and systems to be completed as part of the tenant's fit-out.

SUPPORT STRUCTURE
The load -bearing system consists of a steel portal frame structure, designed in accordance with BS 5950 and BS 6399 standards. Structural columns are arranged on a grid of approximately 8 × 28 metres, providing a generous clear internal height of approximately up to 18 metres from finished floor level to the underside of the haunch. The frame is engineered to support internal service loads of 0.25 kN/m^2 and future rooftop photovoltaic loads of 0.40 kN/m^2, with floor slabs designed for 5.0 kN/m^2 in office areas and up to 7.5 kN/m^2 in designated plant zones.

We are where you need to be

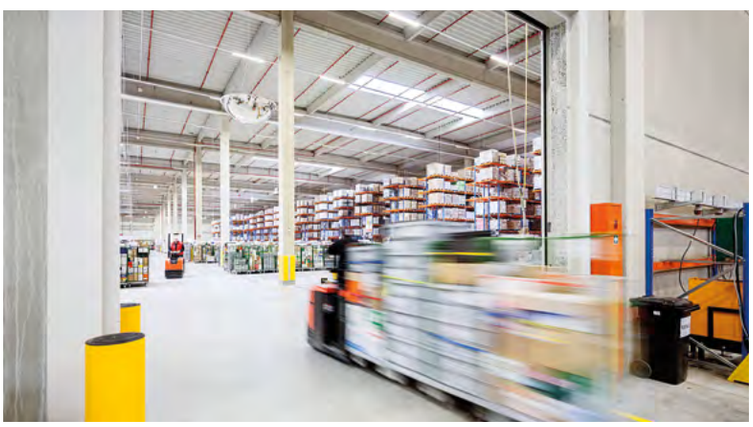


VGP Parks in Europe

Berlin, BerlinBernau, Berlin-Wustermark, Berlin-Oberkrämer, Bingen, Bischofsheim, Bobenheim-Roxheim, Bremen-Oyten, Chemnitz, Dresden, Einbeck, Erfurt, Frankenthal, Giessen-Buseck, Giessen-Lützellinden, Giessen Am Alten Flughafen, Ginsheim-Gustavsburg, Göttingen, Hagen, Halle, Hamburg, Hochheim, Höchstadt, Koblenz, Laatzen, Leipzig, Leipzig-Borna, Leipzig-Flughafen, Magdeburg-Sülzetal, München, Nürnberg, Rodgau, Rostock, Rüsselsheim, Schwalbach, Soltau, Steinbach, Stotternheim, Wetzlar, Wiesloch-Walldorf / Ķekava, Tiraines, Dreilini / Alicante, Belartza, Burgos, Ciudad de la Imagen, Córdoba, Fuenlabrada, Granollers, La Naval, Lliça d'Amunt, Martorell, Pamplona – Noain, San Fernando de Henares, Sevilla, Valencia, Zaragoza / Nijmegen, Roosendaal / Calcio, Legnano, Paderno Dugnano, Padova, Parma, Sordio, Valsamoggia / Ehrenfeld, Graz, Laxenburg, Traiskirchen / Loures, Montijo, Santa Maria da Feira, Sintra, Vila Nova de Gaia / Brno, České Budějovice, Český Újezd, Hrádek nad Nisou, Chomutov, Jeneč, Kladno, Liberec, Malé Přítočno, Most, Olomouc, Plzeň, Prostějov, Tuchoměřice, Ústí nad Labem, Vyškov / Bratislava, Malacky, Zvolen / Alsónémedi, Budapest, Győr, Hatvan, Kecskemét / Arad, Brasov, Bucharest, Sibiu, Timişoara / Belgrade / Mulhouse, Rouen, Vélizy-Villacoublay, La Verrière / Split, Zagreb / Copenhagen Greve, Køge, Odense, Vejle / East Midlands, Sheffield



Focused on your needs



Feel the pulse of our times

If you are to focus on your core business and ensure your firm's long -term development, then you need storage and production buildings located directly alongside key transportation arteries. This saves time and money that would otherwise be wasted due to long transportation distances. We have helped many market leaders to fulfil their visions for accessibility, facilities standard and ideal logistical placement. We also can manage your leased buildings, and, as your company grows, we can prepare your next project.

Tailored facilities for your company

To make the most of your company's strengths, you need sufficiently large and high-quality facilities. VGP is the force behind Central and Eastern Europe's most modern and largest logistics and industrial parks. A team of VGP professionals will create facilities precisely tailored to your needs, so the hall can contain, in addition to warehousing or production lines, also offices and technical facilities.

Everything you need

We like companies that know what they are doing. You can leave your worries about development, services and cleaning to us in order to focus just on your business. You will notice the benefits of our partnership right away. We will develop your project with you and accompany you from design through the complete construction. With VGP, a company with abundant experience and a successful history, you know you have a strongly capitalised partner on your side. We guarantee that your buildings, facilities and infrastructure will be built according to state-of-the-art standards.



Looking forward to welcoming you soon in our

VGP Park Sheffield

Located to the north of J33 and south of J34 of the M1 Motorway.

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Subject to Contract. April 2026

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APEX

COMMERCIAL PROPERTY PARTNERS