



EQT | EXETER



Yorkshire & North East - Sheffield

Sheffield, United Kingdom

Building Size: 334,778 SF | 334,778 SF of Industrial Space Available

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Yorkshire & North East - Sheffield I

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Building Specifications

- Industrial space available
- 334,778 SF total building size
- 334,778 SF available size
- Existing racking for approx. 24,000 pallets
- 2 storey fully fitted offices / amenity block
- 51m self contained, concrete surfaced service yard
- Roof mounted and in-rack sprinklers
- EPC Rating B-43 Available on request
- 9,827 SF of office space
- Built in 2007
- 49' to 49' clear height
- 50KN PSM floor load
- 192 car parking spaces
- 73 trailer parking spaces
- High Bay Lighting lighting



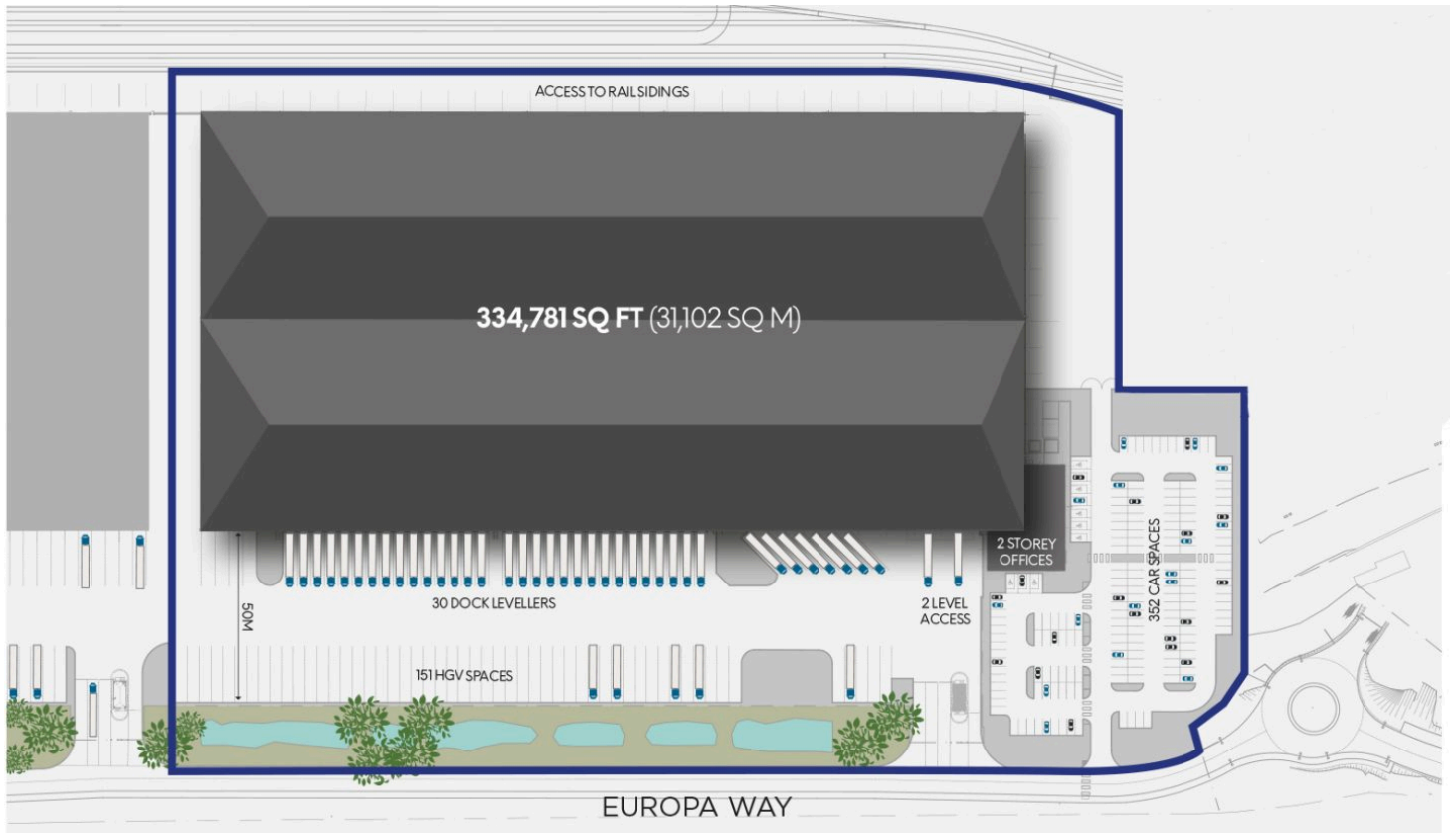
Additional Information

- Sheffield 336 provides road and rail access directly to a high bay distribution facility constructed to an institutional specification of the highest standards and with quality finishes
- The central location and connectivity to M1 junctions 33 & 34 will satisfy the requirements of any modern logistics / manufacturing operator
- The unit shares a dedicated, secure rail siding set flush with the rear yard to allow direct forklift truck access
- Europa Way delivers excellent access to the national rail network, with connections to mainland Europe via the Channel Tunnel, principal ports and the rest of the UK

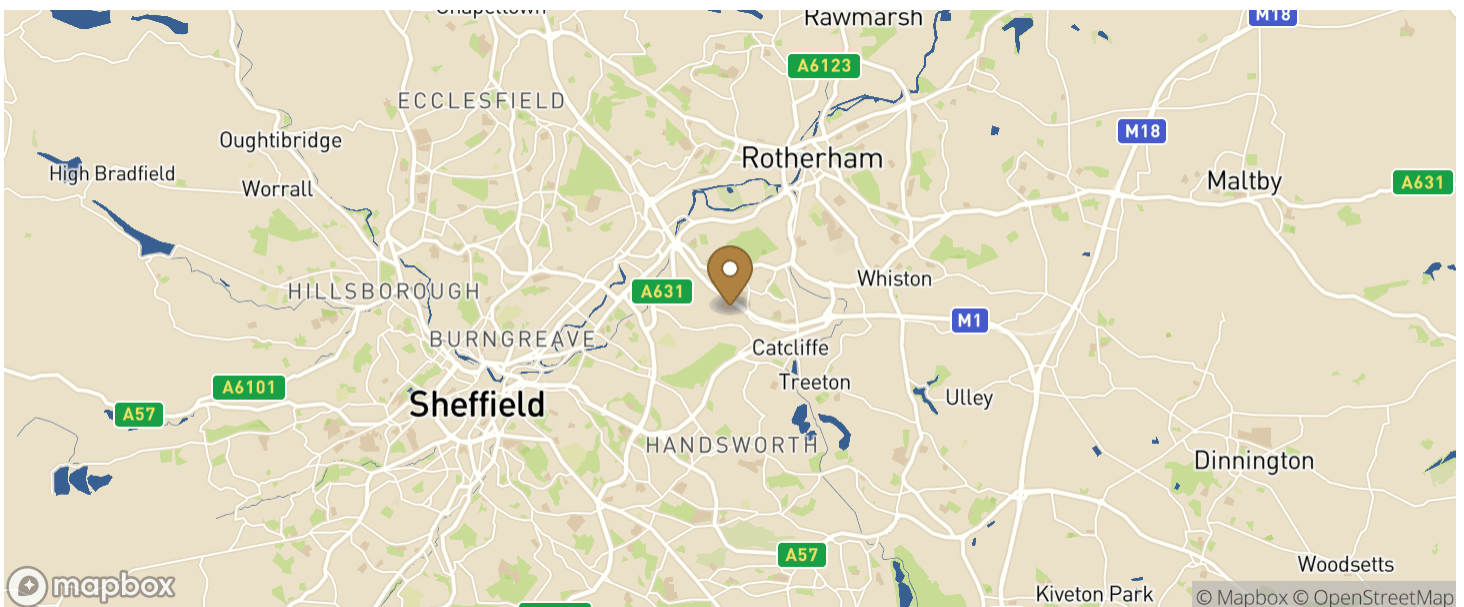
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Location



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Transportation

Transit

Bus, Europa Link EL7	12 min walk	0.6 miles
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Major Cities

Sheffield	11 min drive	6 miles
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Leicester	77 min drive	65 miles
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Manchester	95 min drive	45 miles
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Nottingham	42 min drive	40 miles
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Birmingham	70 min drive	80 miles
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London	180 min drive	160 miles
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Seaports

Hull	65 min drive	62 miles
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Immingham	68 min drive	60 miles
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Felixstowe	210 min drive	188 miles
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Airports

Doncaster Sheffield Airport	26 min drive	20 miles
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Birmingham	80 min drive	83 miles
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