



EQT | EXETER



Sheffield I

Sheffield, GB

Building Size: 31,102 SM | 31,102 SM of Industrial Space Available

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Building Specifications

- Industrial space available
- 31,102 SM total building size
- 31,102 SM 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
- 913 SM of office space
- 15.0 m clear height
- 50kN/m2 floor load
- 30 dock doors
- 2 drive-in doors
- 192 car parking spaces
- 73 trailer parking spaces
- High Bay Lighting lighting



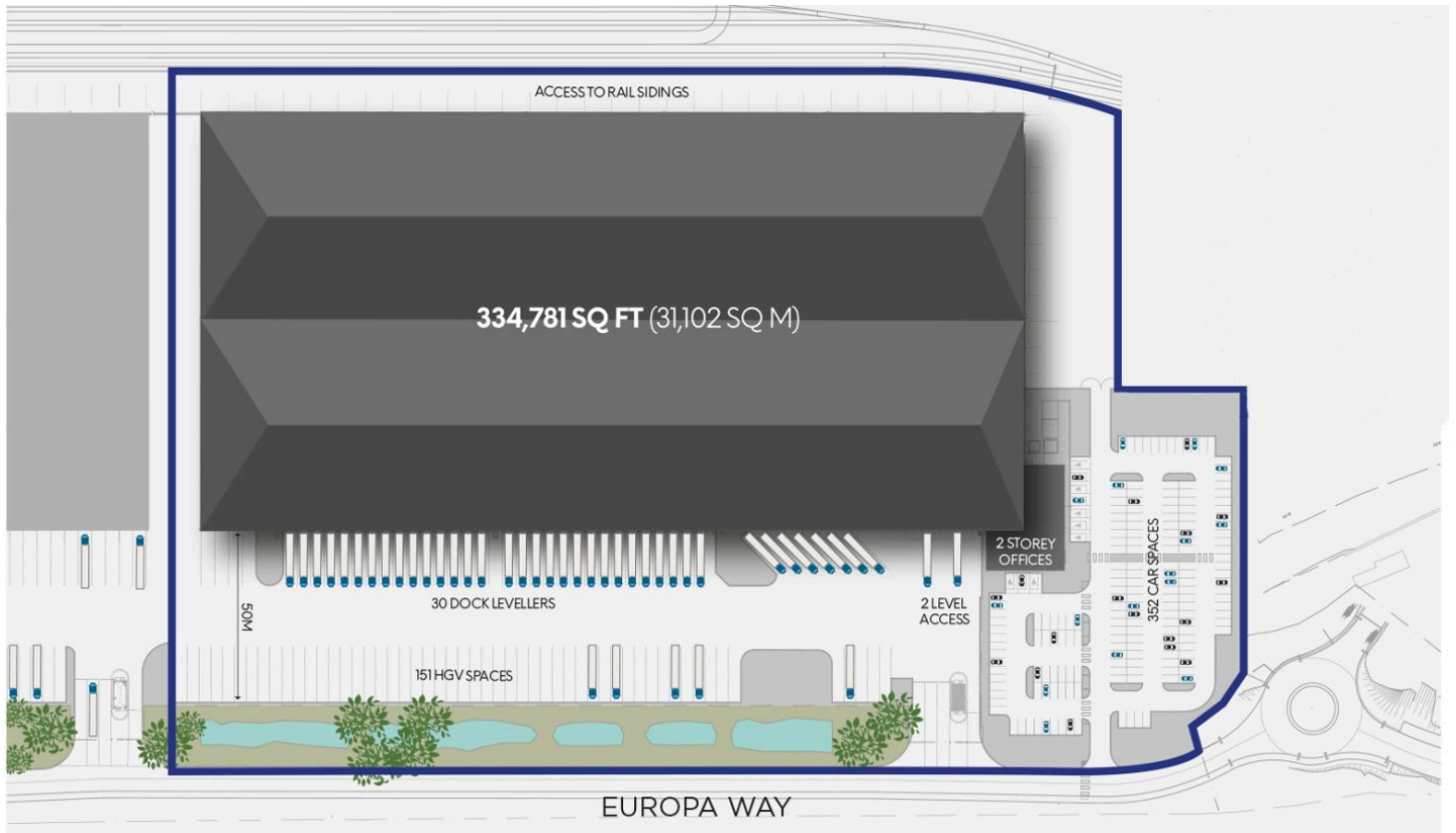
Additional Information

- 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

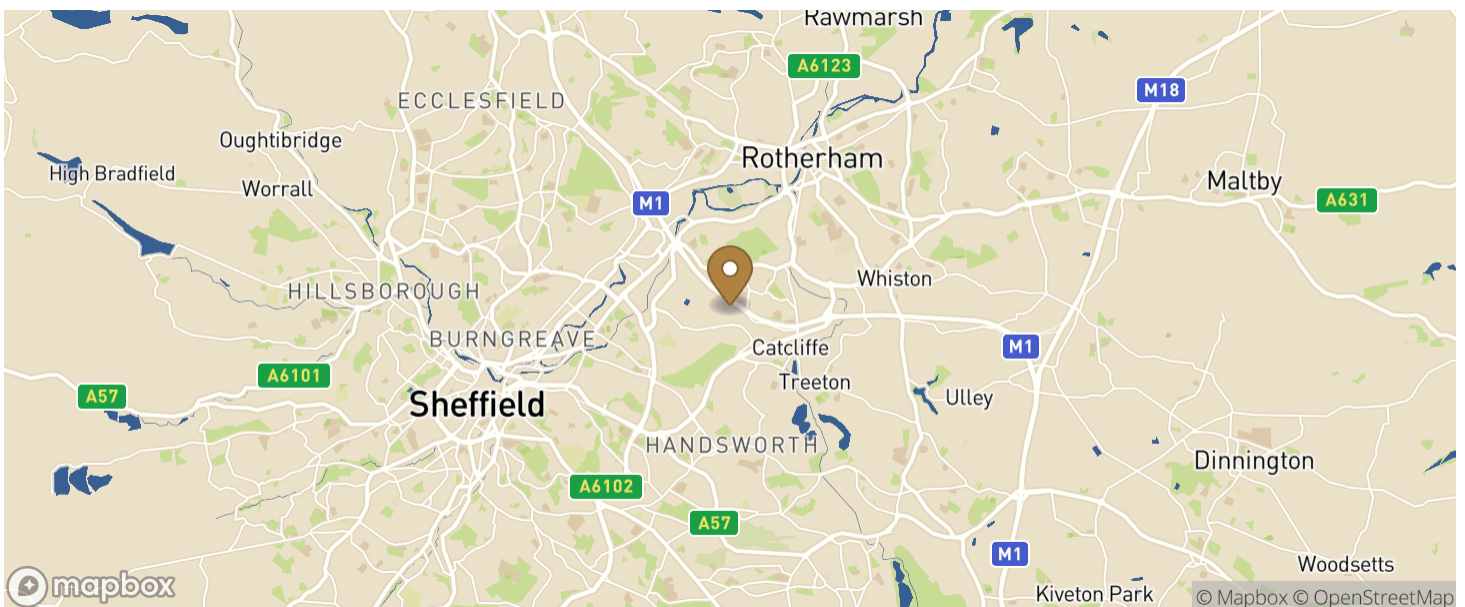
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Location



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Transportation

Transit

Bus, Europa Link EL7	12 min walk	1.0 km
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Major Cities

Sheffield	11 min drive	9.7 km
Leicester	77 min drive	104.6 km
Manchester	95 min drive	72.4 km
Nottingham	42 min drive	64.4 km
Birmingham	70 min drive	128.7 km
London	180 min drive	257.5 km

Seaports

Hull	65 min drive	99.8 km
Immingham	68 min drive	96.6 km
Felixstowe	210 min drive	302.6 km

Airports

Doncaster Sheffield Airport	26 min drive	32.2 km
Birmingham	80 min drive	133.6 km