



# SHEFFIELD 336

FULLY FITTED AND RAIL CONNECTED DISTRIBUTION FACILITY  
**TO LET 336,105 SQ FT (31,225 SQ M)**

EUROPA WAY • SHEFFIELD • S9 1TQ • JUNCTION 33/34 M1

# SHEFFIELD336

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## DESCRIPTION



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.

# SPECIFICATION

**SHEFFIELD336**  
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The building benefits from:



Existing racking for  
approx. 24,000 pallets



15m eaves  
height



30 dock level doors (incl 4  
European height dock level doors)



2 ground level  
access doors



High bay  
lighting



Floor loading  
– 50kN/m<sup>2</sup>



2 storey fully fitted  
offices / amenity block



51m self contained, concrete  
surfaced service yard



Roof mounted and  
in-rack sprinklers



192 car parking  
spaces



73 HGV  
spaces

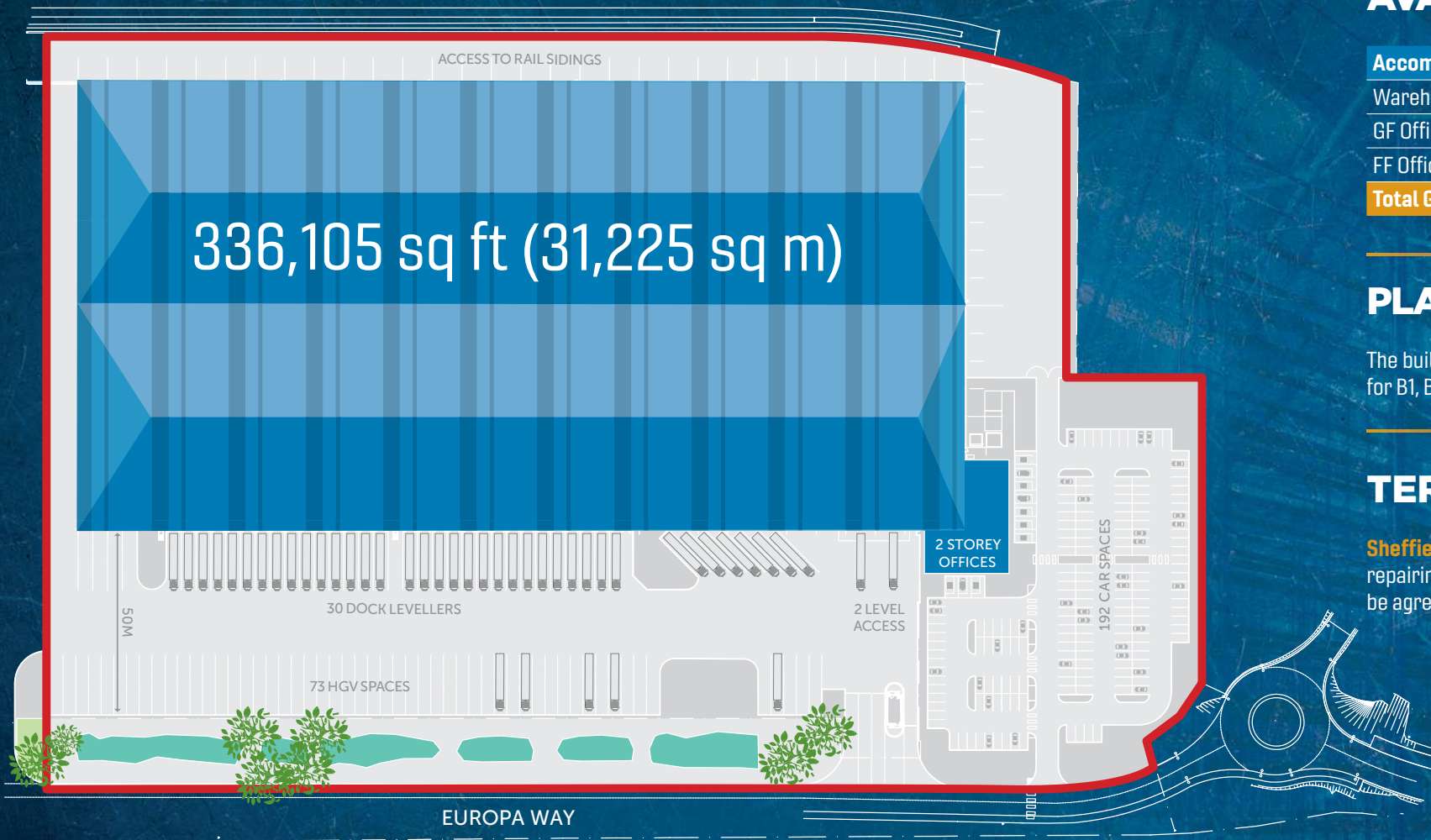


EPC Rating B-43  
Available on request



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## AVAILABILITY

Accommodation	sq ft	sq m
Warehouse	326,181	30,303
GF Offices	5,145	478
FF Offices	4,779	444
<b>Total GIA</b>	<b>336,105</b>	<b>31,225</b>

## PLANNING

The building has planning for B1, B2 and B8 uses.

## TERMS

**Sheffield 336** is available on a new full repairing and insuring lease on terms to be agreed.

# ACCOMMODATION

# DEMOGRAPHICS

**SHEFFIELD 336**  
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## Sheffield 336

is connected to an operational rail line at Tinsley off the Sheffield to Doncaster freight route (Woodburn Junction to Rotherham Central Junction), with a triangular junction with the main line such that access is possible to the north or south without requiring the train to run round.

This 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.



**733,000**

of the 1.488 million population within a 30 minute drive time are economically active people



**577,000**

total population of Sheffield



**8.82%**

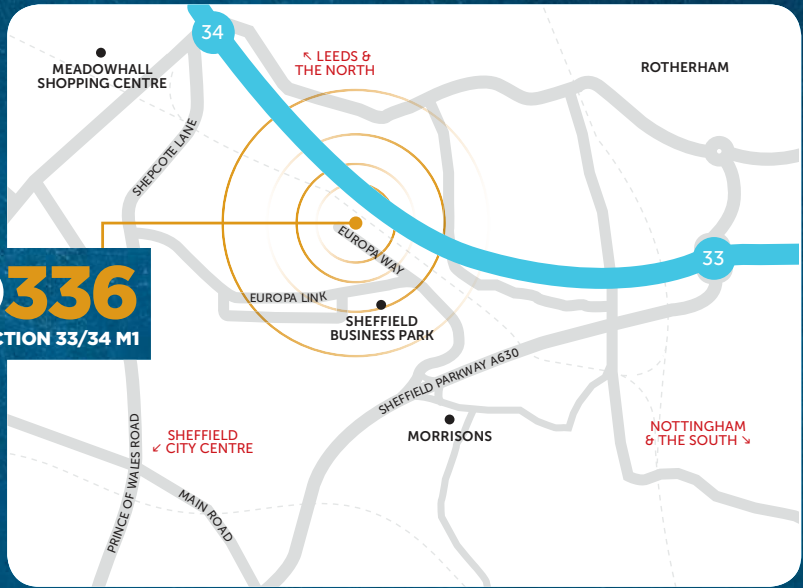
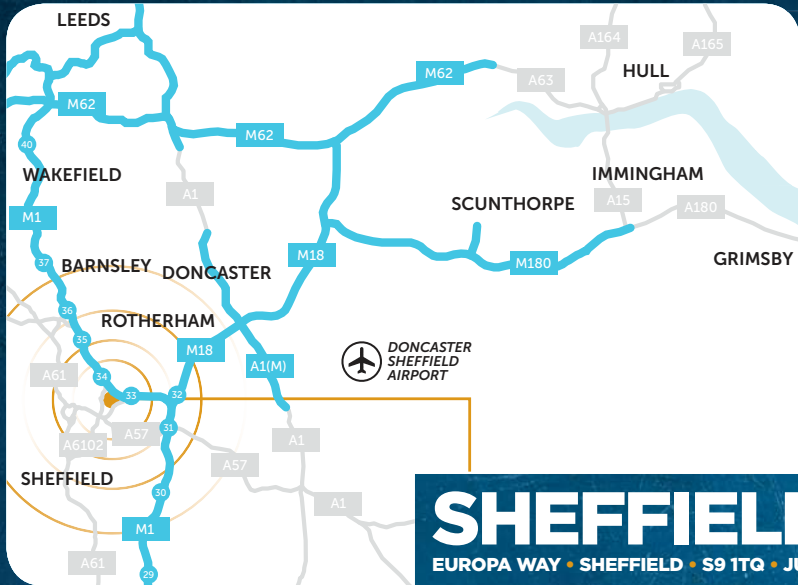
lower labour costs in Sheffield City Region compared to UK average



**90%**

of the UK's population are within a 4.5 hour drive time

# LOCATION



**SHEFFIELD 336**  
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Sheffield 336 is strategically located in a central position within the UK. Situated only one mile from both junctions 33 and 34 of the M1, to the east of Sheffield City Centre, it is within 3 miles of the intersection with the M18, at junction 32 M1, giving access to the east coast and Humber Ports complex. Unrivalled connectivity provides access to over 90% of the UK's population within a 4.5 hour drive time.

Occupiers in the area include Clipper, Great Bear and M&S. The Advanced Manufacturing Park is also located close by. The 100 acre technology park is home to occupiers including Rolls-Royce, Boeing and McLaren Automotive.



Rail	
Nottingham	42 mins
Birmingham	1 hr 6 mins
London	1 hr 28 mins
Manchester	2 hrs 6 mins
Edinburgh	4 hrs 43 mins



Road	
Sheffield	11 mins
Leicester	1 hr 17 mins
Manchester	1 hr 35 mins
Birmingham	1 hr 37 mins
London	2 hrs 44 mins



Air	
Doncaster Sheffield	28 mins
Birmingham	45 mins
East Midlands	58 mins
Manchester	1 hr 23 mins
Heathrow	2 hrs 27 mins



Port	
Hull	1 hr 4 mins
Immingham	1 hr 8 mins
Felixstowe	3 hrs 30 mins
Ashford	3 hrs 24 mins
Dover	3 hrs 43 mins

## ALL ENQUIRIES

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## Invest Sheffield

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