

PLP SMITHYWOOD



AVAILABLE NOW
346,330 SQ FT

PRIME LOGISTICS/INDUSTRIAL FACILITY

SHEFFIELD J35 / M1

SMITHYWOOD BUSINESS PARK, S35 1QP





PLP
SMITHYWOOD

Cutting&Wear



LONDON

powerstar

SHEFFIELD
CITY CENTRE

PROVINCIAL
PARK

LEEDS &
THE NORTH

M1

Samuel Grant
Packaging

J35

COWLEY HILL

A629

COWLEY WAY

SMITHYWOOD DRIVE

NETHER LANE

CHAPELTOWN
STATION (1 MILE)

COWLEY HILL

SAT NAV: S35 1QP

**IMMEDIATE
ACCESS TO M1 J35**

SAT NAV: S35 1QP



IMMEDIATE ACCESS TO M1 J35



INVESTING IN SUSTAINABLE PROPERTY

- BREEAM VERY GOOD RATING
- EPC A RATING
- 12% OF THE PROPERTY COVERED BY ROOFLIGHTS
- 8 RAPID ELECTRIC CAR CHARGING POINTS AND 10 FAST CAR CHARGING POINTS
- VRV HEATING AND COOLING SYSTEM TO OFFICES
- 20% OF THE BUILDING'S ENERGY FROM ON SITE LOW AND ZERO CARBON TECHNOLOGY SOURCES INCLUDING SOLAR PV

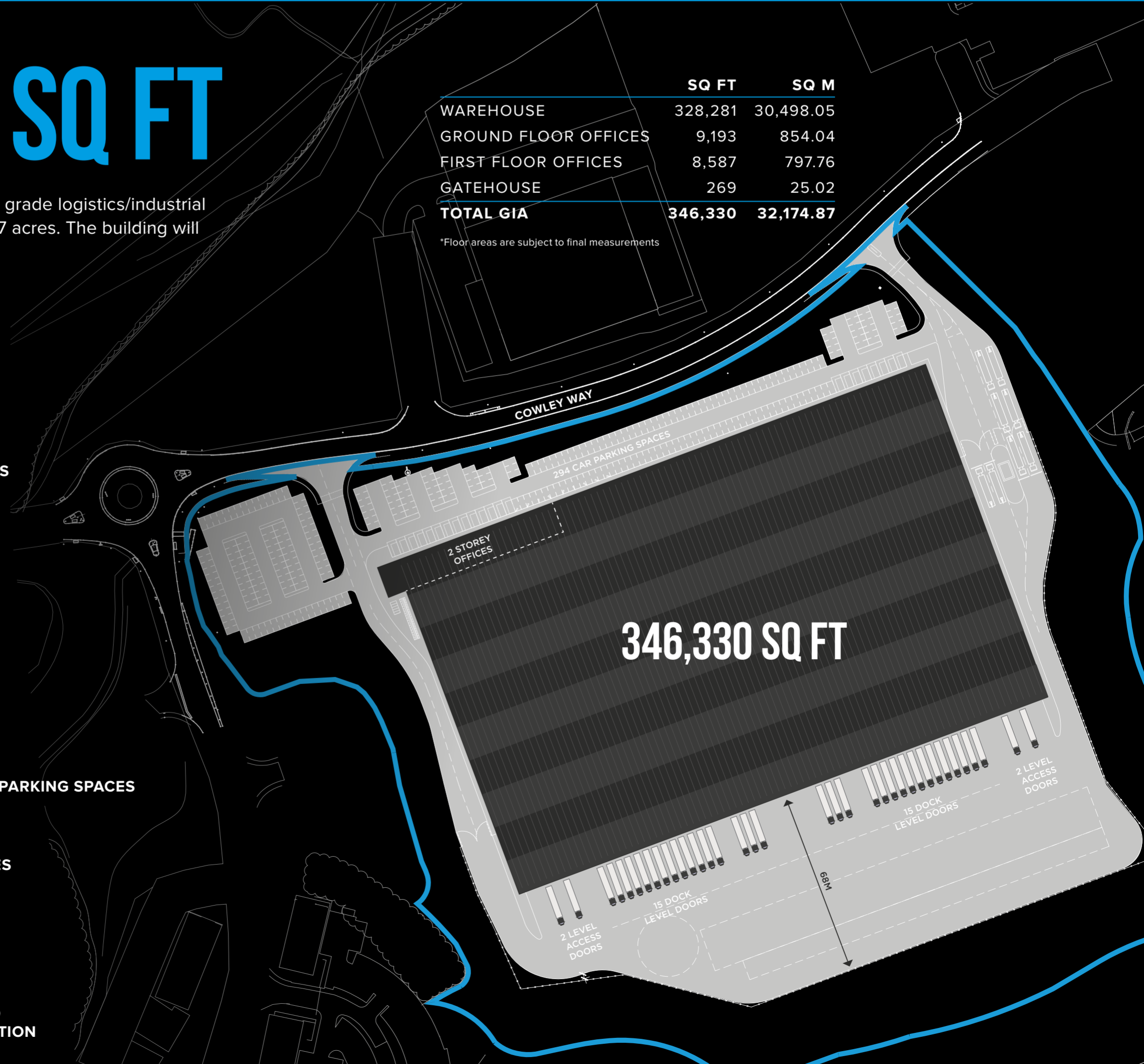
346,330 SQ FT

PLP Smithywood will provide a new, high grade logistics/industrial facility situated on a site area of approx 17 acres. The building will benefit from the following features:

- 15M HAUNCH HEIGHT
- 50 KN/M2 FLOOR LOADING
- 30 DOCK LEVEL LOADING DOORS
- 4 LEVEL ACCESS DOORS
- 68M DEEP YARD
- 294 CAR PARKING SPACES
- POTENTIAL FOR UP TO 101 HGV PARKING SPACES
- 2 STOREY, FULLY FITTED OFFICES
- GATEHOUSE
- BUILDING FUTURE-PROOFED TO ACCOMMODATE MULTI OCCUPATION

	SQ FT	SQ M
WAREHOUSE	328,281	30,498.05
GROUND FLOOR OFFICES	9,193	854.04
FIRST FLOOR OFFICES	8,587	797.76
GATEHOUSE	269	25.02
TOTAL GIA	346,330	32,174.87

*Floor areas are subject to final measurements



SAT NAV: S35 1QP



THE UK'S 5TH LARGEST CITY



ROAD

M1 – J35	1 mile
Sheffield City Centre	7 miles
Leeds	29 miles
Manchester	38 miles
Leicester	70 miles



RAIL

Chapeltown Station	1 mile
Sheffield Station	8 miles



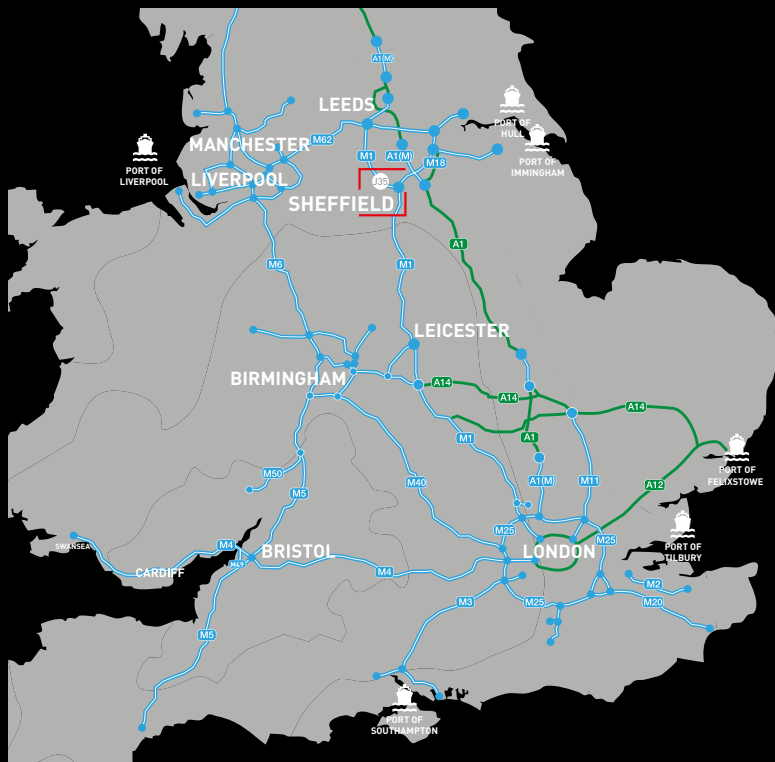
AIR

Doncaster Sheffield Airport	24 miles
Leeds Bradford Airport	37 miles
Manchester Airport	43 miles
East Midlands Airport	53 miles



PORTS

Hull	66 miles
Immingham	68 miles
Port of Liverpool and L2	95 miles



**DRIVE TO M1 J35, AND JUST
7 MINS TO M1 J34**



**90% OF THE UK POPULATION
WITHIN A 4.5 HOUR DRIVE TIME**



**610,000 PEOPLE OF WORKING
AGE WITHIN A 40MIN DRIVE TIME**



**1.4 MILLION PEOPLE OF
WORKING AGE WITHIN A 60MIN
DRIVE TIME**

www.plproperty.com

OCTOBER 2020

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.

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TOBY VERNON

toby@cpppartners.co.uk

ED NORRIS

ed@cpppartners.co.uk