



J1 M18 | ROTHERHAM | S66 8EY | UK

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UNDER CONSTRUCTION

READY TO OCCUPY AUGUST 2023

INDUSTRIAL LOGISTICS SPEC BUILD

ROTHERHAM 80 80,610 SQ FT

ROTHERHAM 630 629,417 SQ FT **LET TO** ALLIANCE AUTOMOTIVE GROUP

PANATTONI PARK

ROTHERHAM 80



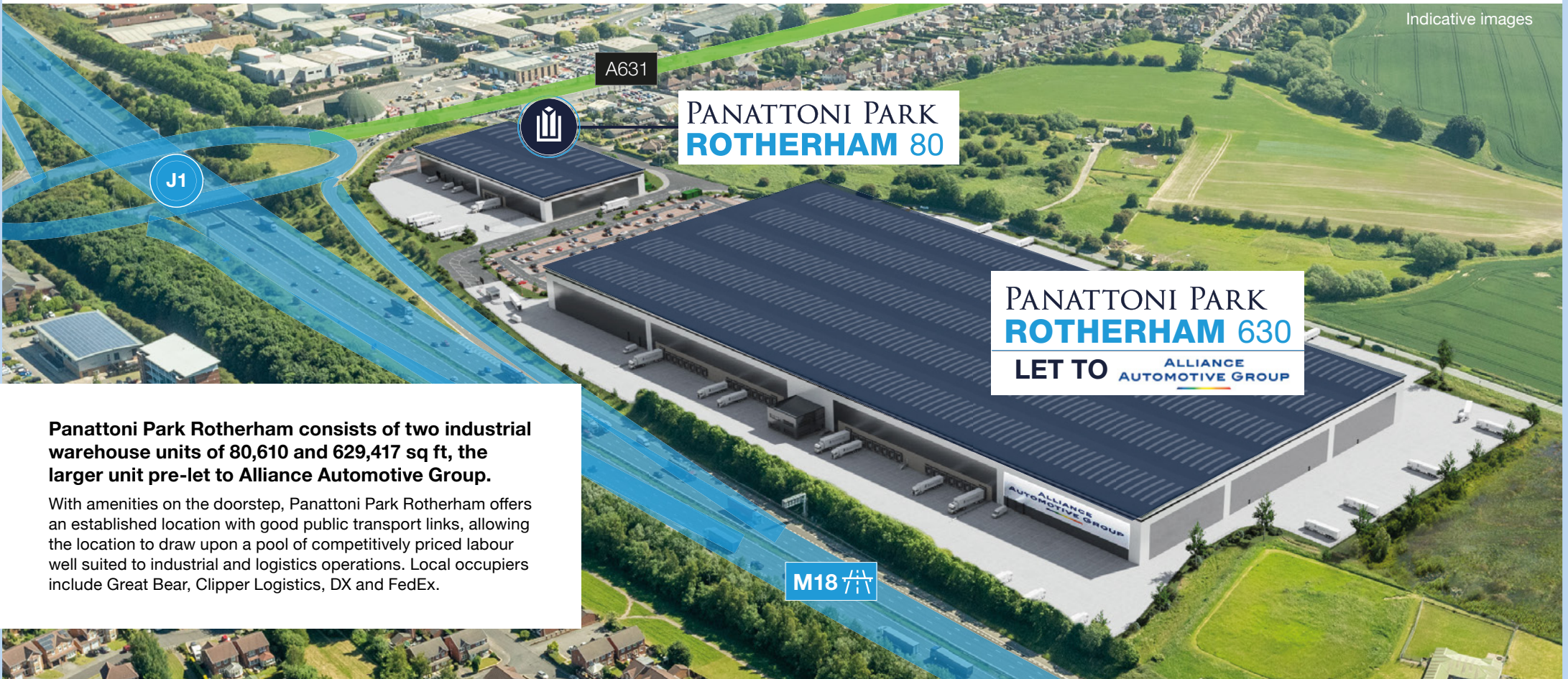
Indicative Image

THE SCHEME

INTRODUCTION



PANATTONI PARK ROTHERHAM 80



PANATTONI PARK
ROTHERHAM 80

PANATTONI PARK
ROTHERHAM 630
LET TO ALLIANCE
AUTOMOTIVE GROUP

Panattoni Park Rotherham consists of two industrial warehouse units of 80,610 and 629,417 sq ft, the larger unit pre-let to Alliance Automotive Group.

With amenities on the doorstep, Panattoni Park Rotherham offers an established location with good public transport links, allowing the location to draw upon a pool of competitively priced labour well suited to industrial and logistics operations. Local occupiers include Great Bear, Clipper Logistics, DX and FedEx.



COVER

INTRODUCTION

THE OPPORTUNITY



PANATTONI PARK ROTHERHAM 80













Rotherham 80 benefits from a Grade-A specification inside and out.

Inside, a reception and lift leads on to first floor offices. These benefit from raised floors, lowered ceilings, a fully fitted kitchen and high quality WCs. All are heated and cooled by an efficient HVAC system with automatic controls.

Outside, generous level access and dock door provision opens on to a secure 48m goods yard with 24 hour access. In the car park, 20% of the 75 spaces feature EV charging facilities.

ROTHERHAM 80 ACCOMMODATION

Warehouse	75,200 sq ft	6,986 sq m
First Floor Offices	5,410 sq ft	503 sq m
TOTAL	80,610 sq ft	7,489 sq m

 4 DOCK DOORS	 4 LEVEL ACCESS DOORS	 75 CAR PARKING SPACES	 8 HGV TRAILER SPACES
 12.5m CLEAR INTERNAL HEIGHT	 7 Tonne RACK LEG LOADING	 FM2 FLOORING	 750 kVa POWER
 48m YARD DEPTH	 50kN/m ² FLOOR LOADING	 15% ROOF LIGHTS	 20% EV CHARGING POINTS

BREEAM® All buildings are designed to achieve BREEAM 'Very Good'

A 0-25 EPC rating of 'A'

Indicative images



THE SCHEME

THE OPPORTUNITY

DRIVE TIMES



DRIVE TIMES & LOCATION

HGV DRIVE TIMES

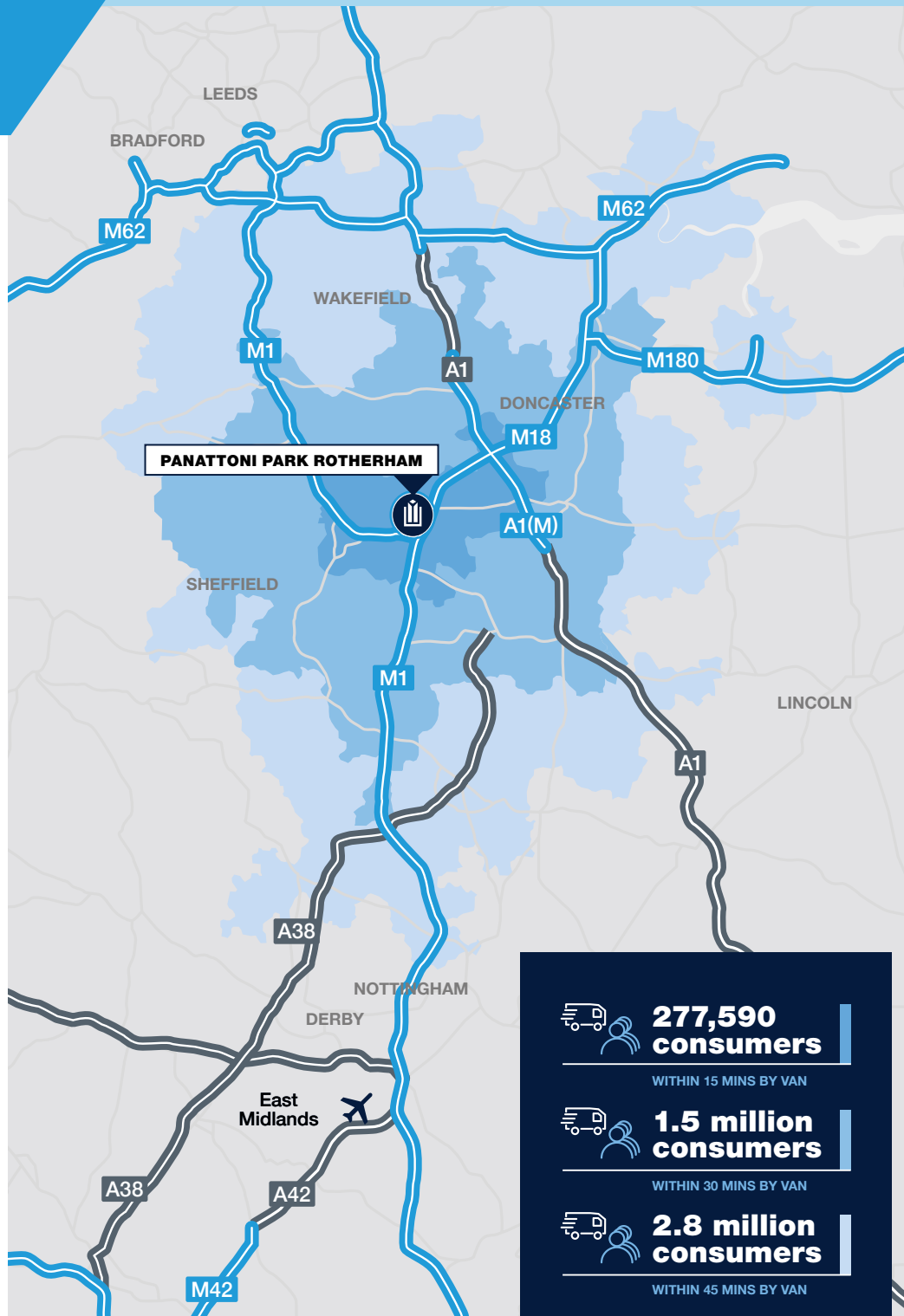
	miles	h:mm
M18 J1	0	1
M1 J32	3	4
Rotherham	5	7
A1(M)/M18 Interchange	7	10
Doncaster	12	17
Sheffield	12	18
M62/M1 Interchange	24	35
Leeds	41	60
Manchester	51	1:16
Birmingham	85	2:07
Newcastle	124	3:06
London	161	4:02

	miles	h:mm
Doncaster Sheffield	13	19
East Midlands	48	1:11
Leeds Bradford	49	1:13
Manchester	57	1:25

	miles	h:mm
Immingham	55	1:21
Liverpool	96	2:24
London Gateway	183	4:30
Felixstowe	188	4:30
Port of Southampton	201	5:01

	miles	h:mm
iPort	10	14
Maritime Wakefield	30	45

Source: Lorry Route Planner



277,590 consumers
WITHIN 15 MINS BY VAN

1.5 million consumers
WITHIN 30 MINS BY VAN

2.8 million consumers
WITHIN 45 MINS BY VAN

LABOUR DEMOGRAPHICS

Panattoni Park Rotherham draws upon a workforce ideal for manufacturing and logistics operations.

Reflecting strong availability across South Yorkshire, wages are very competitive when compared to neighbouring logistics hotspots and national averages.

SUITABLE SKILLS AND SECTORS

59,000
Manufacturing workers
10.4% vs. 8.0% UK

34,000
Transport and Storage workers
6.0% vs. 4.9% UK

in South Yorkshire

Source: NOMIS 2020

COMPETITIVE WAGES

Rotherham	£517.30
South Yorkshire	£531.30
East Midlands	£552.00
UK	£586.70

Gross weekly full time pay by place of work. Source: NOMIS 2020

READY TO WORK

10,400
want a job in Rotherham

56,500
want a job in South Yorkshire

Source: NOMIS March 2021



THE OPPORTUNITY

DRIVE TIME & LOCATION

SUSTAINABILITY





Sustainable as standard

Benefit from a high standard specification, targeting BREEAM 'Very Good' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air-tightness



15% rooflights to warehouse roof resulting a high level of natural daylight reducing need for artificial lighting



Ready for a roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



ESG

Meets environmental & social standards

BREEAM®

BREEAM 'Very Good'

A 0-25

EPC rating of 'A'



DRIVE TIMES

SUSTAINABILITY

CONTACTS



PANATTONI PARK ROTHERHAM 80

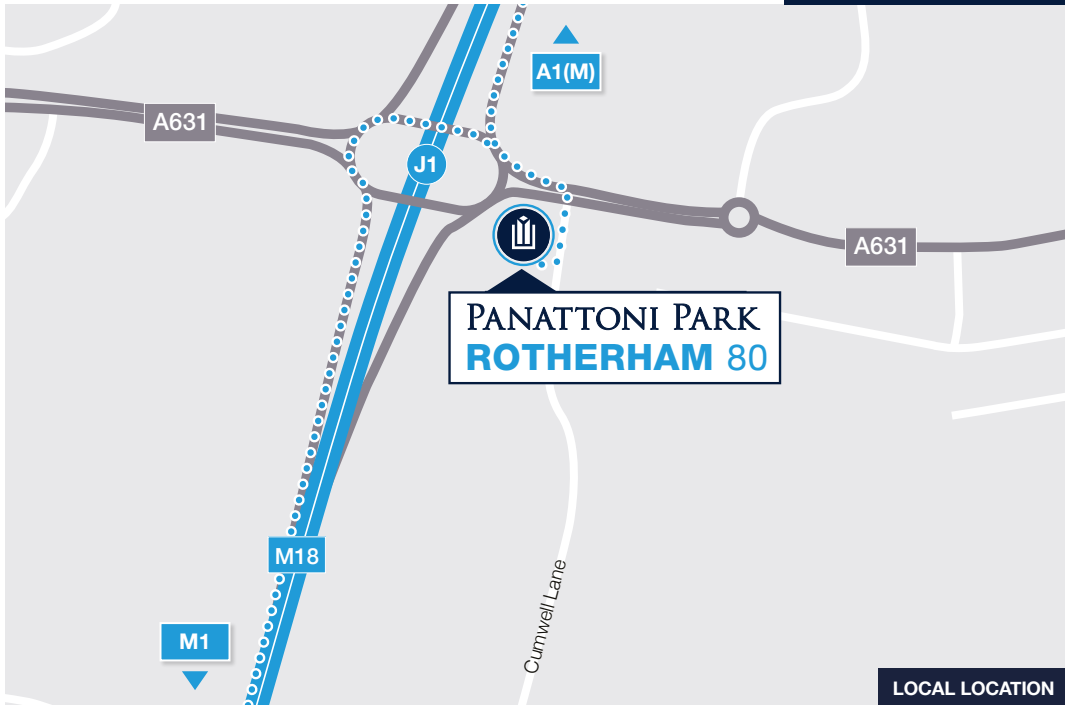
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SUSTAINABILITY

Panattoni Park Rotherham 80 occupies a very prominent location immediately adjacent to J1 M18 and is within a 5 minute drive of M1/M18 J32 interchange.

[CLICK FOR DIRECTIONS](#)



LOCAL LOCATION



REGIONAL LOCATION

LOCATION & CONTACT

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