EQT REAL ESTATE

Available Now

336,105 Sq Ft **To Let**

Fully Fitted and Rail Connected
Distribution Facility

Europa Way, Sheffield S9 1TQ
Junction 33/34 M1

SHEFFIELD 336

A WELL **CONNECTED** RAIL **DISTRIBUTION** FACILITY

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 and 34 will satisfy the requirements of any modern logistics / manufacturing operator.

- Existing racking for approx. 24,000 pallets
- 15m Clear internal height
- 30 Dock level doors (including 4 European height dock level doors)
- 2 Ground level access doors
- High bay lighting
- 50kN/m² UDL floor loading
- 51m Self contained, concrete surfaced service yard
- Roof mounted and in-rack sprinklers
- 2 Storey fully fitted offices / amenity block
- 192 Car parking spaces
- 73 HGV spaces
- EPC rating A-21

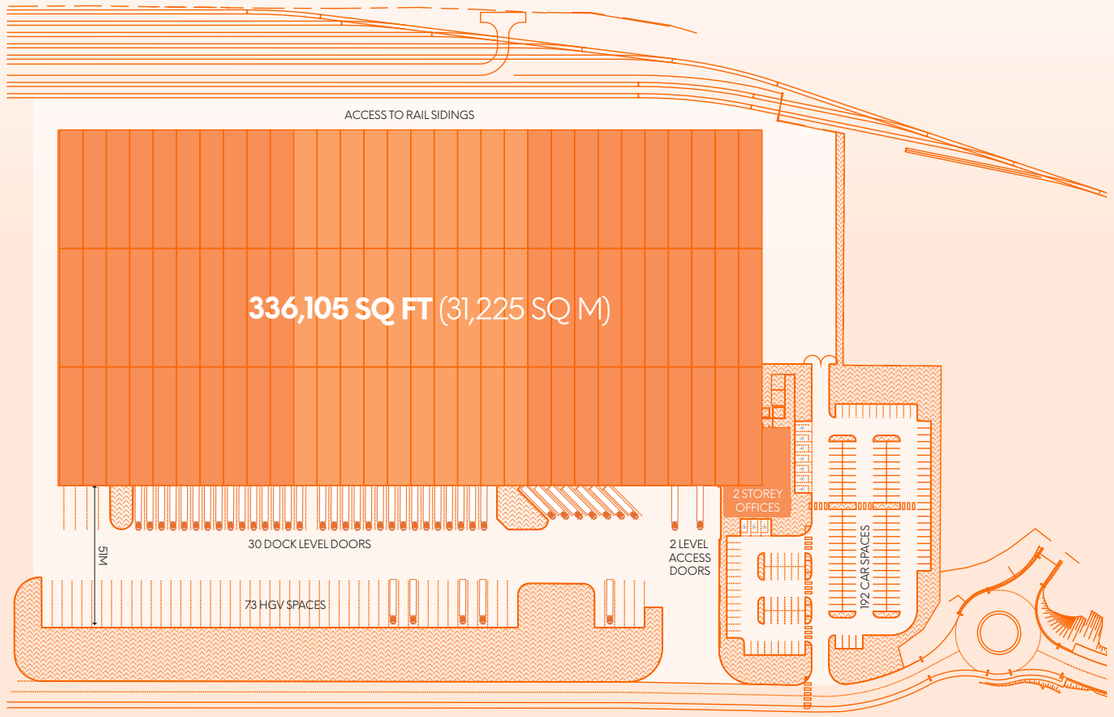
Rail Connectivity

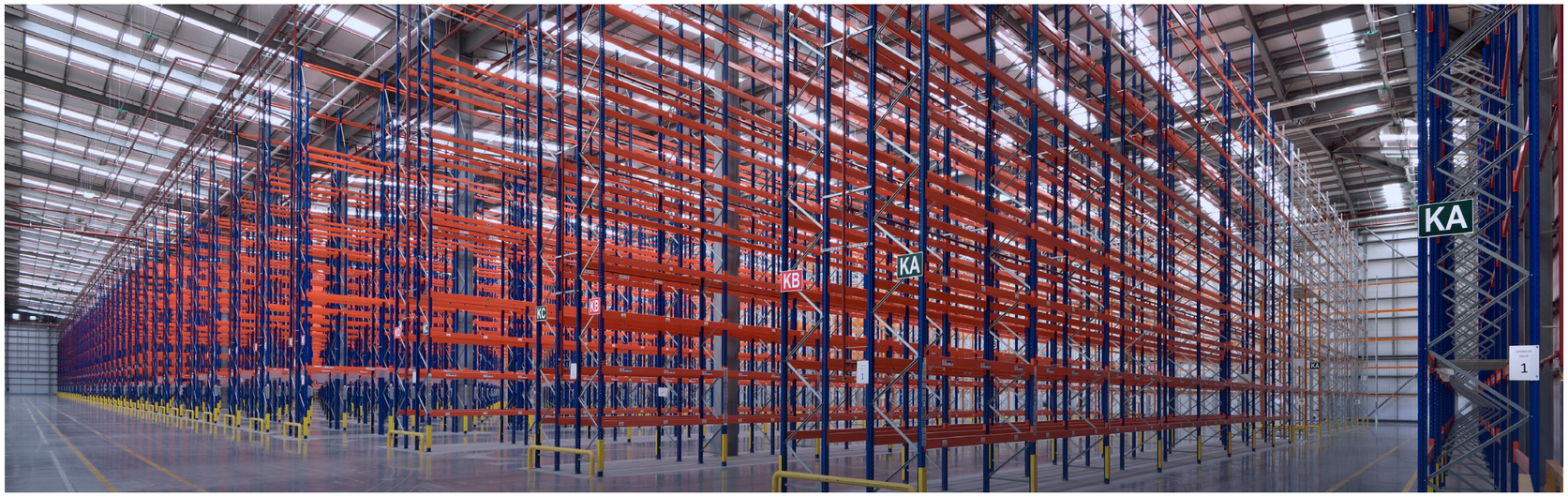
The unit shares a dedicated, secure rail siding set flush with the rear yard to allow direct forklift truck access.

High Power Capacity

A large electrical power capacity of 1.4 MvA with the potential to increase further.

Sheffield 336	SQ FT	SQ M
Warehouse	326,181	30,303.2
GF Office	5,145	477.9
FF Office	4,779	443.9
Total	**336,105**	**31,225**

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SCAN TO VIEW
DRONE FILM

66196

ON TRACK FOR GROWTH WITH *DIRECT* RAIL ACCESS

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.

Demographics

66.4%
of the population within a 30 min drive time are economically active

555,000
total population of Sheffield (2021)

7.00%
lower labour costs in Sheffield Local Authority compared to UK average

93.5%
of the UK population that is within a 4.5 hour drive time

Source: Nomis

Sheffield's Regeneration

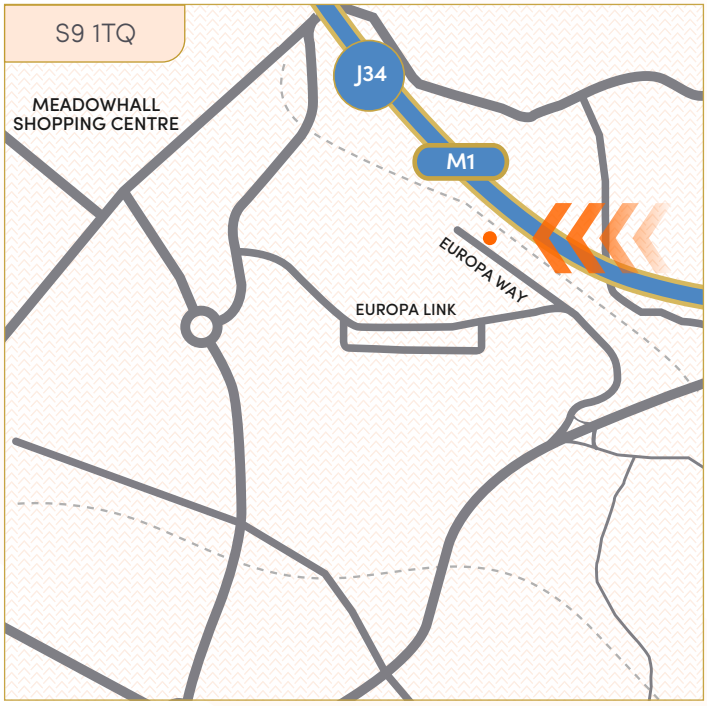
Sheffield's regeneration is defined by the Advanced Manufacturing Innovation District (AMID), a strategic corridor linking the M1 to the city centre designed to supercharge production and logistics in the area.

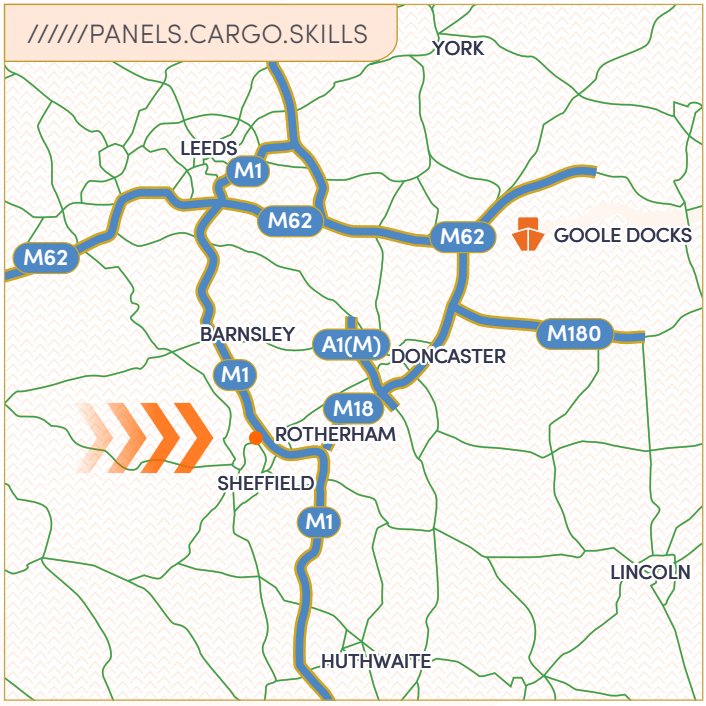
Major upgrades around M1 Junctions 33 and 34 are streamlining freight access to this hub, reinforcing the region's status as a top-tier manufacturing and distribution location.

Invest Sheffield offers a free and extensive package of services, advice and assistance for those wishing to do business in Sheffield - visit **welcometosheffield.co.uk**

Invest Sheffield

SHEFFIELD 336





Location

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.

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.

Road

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

Ports

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

Rail

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

Air

Birmingham	45 mins
East Midlands	58 mins
Manchester	1 hr 23 mins
Heathrow	2 hrs 27 mins

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.

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