



J1 M18 | ROTHERHAM | S66 8EY | UK

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**READY TO OCCUPY JUNE 2023**

Two spec built industrial logistics opportunities

**ROTHERHAM** 85 80,610 SQ FT

**ROTHERHAM** 630 629,417 SQ FT

PANATTONI PARK

ROTHERHAM

**PLANNING GRANTED**  
On-site August 2022 • PC June 2023

THE SCHEME

INTRODUCTION





# Panattoni Park Rotherham: plugged into the Northern Powerhouse

Located at the glowing heart of South Yorkshire's logistics hotspot, Panattoni Park Rotherham provides direct access at scale to the dynamic industrial and consumer markets of the North.

Panattoni Park Rotherham bridges the last mile to the 1.4 million consumers of the Sheffield City Region. With a £35 billion<sup>1</sup> economy, Barnsley, Doncaster, Rotherham and Sheffield constitute one of the UK's major urban centres, generating £26.96 billion GVA<sup>2</sup> annually for the UK economy.

Panattoni Park Rotherham occupies a prime position within the in-demand M1-M18 triangle.

Ideally placed close to the vital East-West axis of the M62, the large markets of Leeds and Manchester, plus the ports of Liverpool, Hull and Immingham, all lay within easy reach.

Panattoni Park Rotherham has a significant national reach, with over 44 million people living within a 4.5 hour HGV journey.



Sources: 1 Statista, 2 SYMCA



COVER

INTRODUCTION

NATIONAL IMPACT



# A LOCATION WITH NATIONAL IMPACT

## 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

One of few opportunities with a reach stretching from the capital to Carlisle and South Wales to Northumberland, Panattoni Park Rotherham brings 65% of the UK population within a single HGV journey.

Panattoni Park Rotherham forges a vital new link for manufacturing supply chains across the UK. All the major industrial centres of the North East, North West, West Midlands and the South fall within 4.5 hours by HGV.

With a number of airports including the major cargo hub at East Midlands within 1.5 hours, plus the ports of Liverpool and Immingham within 2 hours. Panattoni Park Rotherham is well-positioned to access global export markets.



**6.73 million**  
PEOPLE LIVE WITHIN  
90 mins



**24.3 million**  
PEOPLE LIVE WITHIN  
180 mins



**44 million**  
PEOPLE LIVE WITHIN  
270 mins



**65%**  
POPULATION LIVES WITHIN  
4.5 hours

Sources: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk), Royal Mail



INTRODUCTION

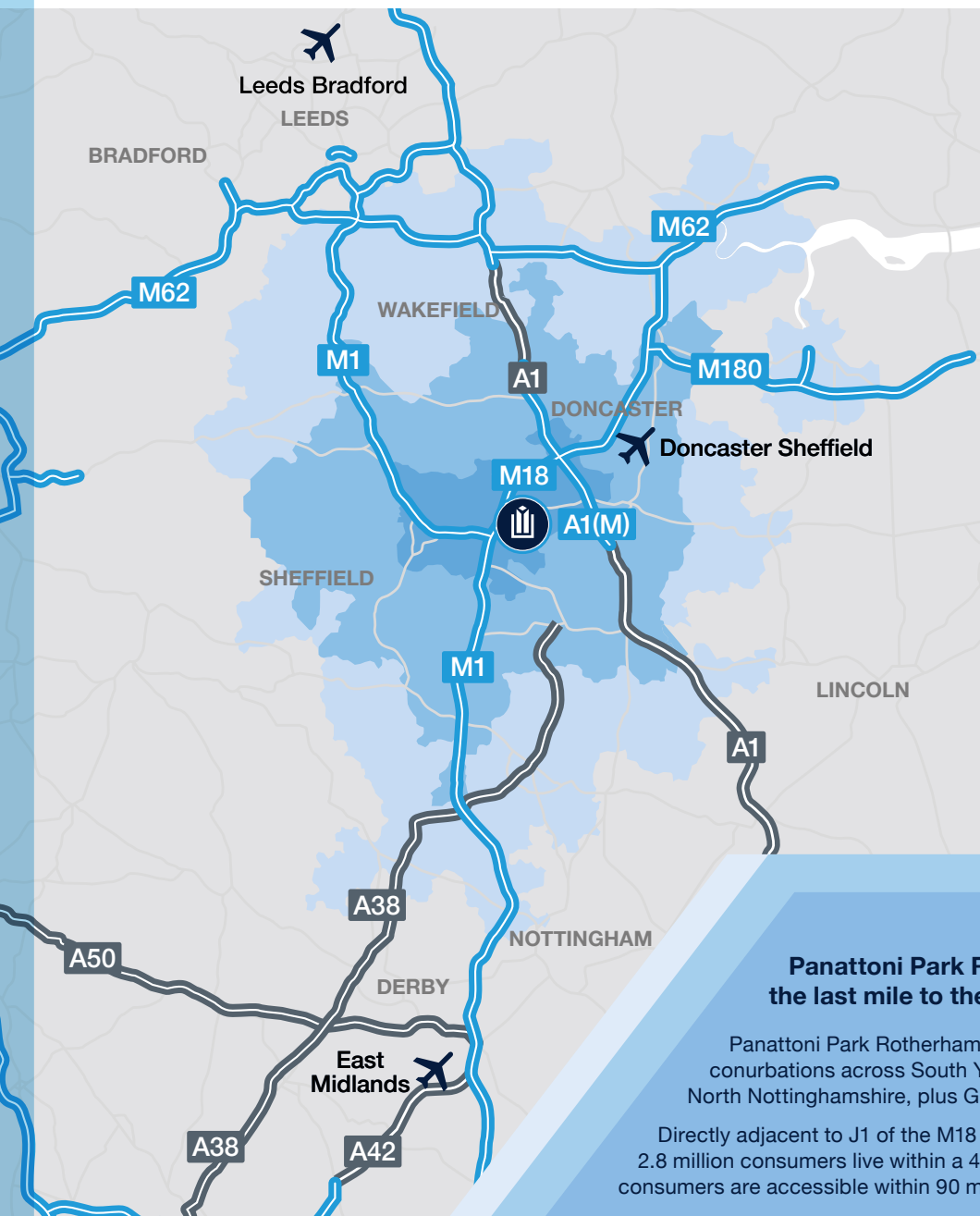
NATIONAL IMPACT

LAST MILE





# BRIDGING THE LAST MILE



 **1 minute to J1 M18**

DRIVE TIME BY VAN

 **18 minutes to Sheffield**

DRIVE TIME BY VAN

 **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

 **2.02 million addresses**

WITHIN 30 MILES

Sources: [www.drivetimemaps.co.uk](http://www.drivetimemaps.co.uk), Royal Mail

**Panattoni Park Rotherham is in a prime position to bridge the last mile to the Sheffield City Region and beyond.**

Panattoni Park Rotherham is the ideal way point to the large number of conurbations across South Yorkshire, also drawing in North Derbyshire and North Nottinghamshire, plus Greater Leeds and Manchester.

Directly adjacent to J1 of the M18 and with the M1, A1(M) and M62 close by, nearly 2.8 million consumers live within a 45 minute drive by van and a massive 6.7 million consumers are accessible within 90 minutes.


## 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



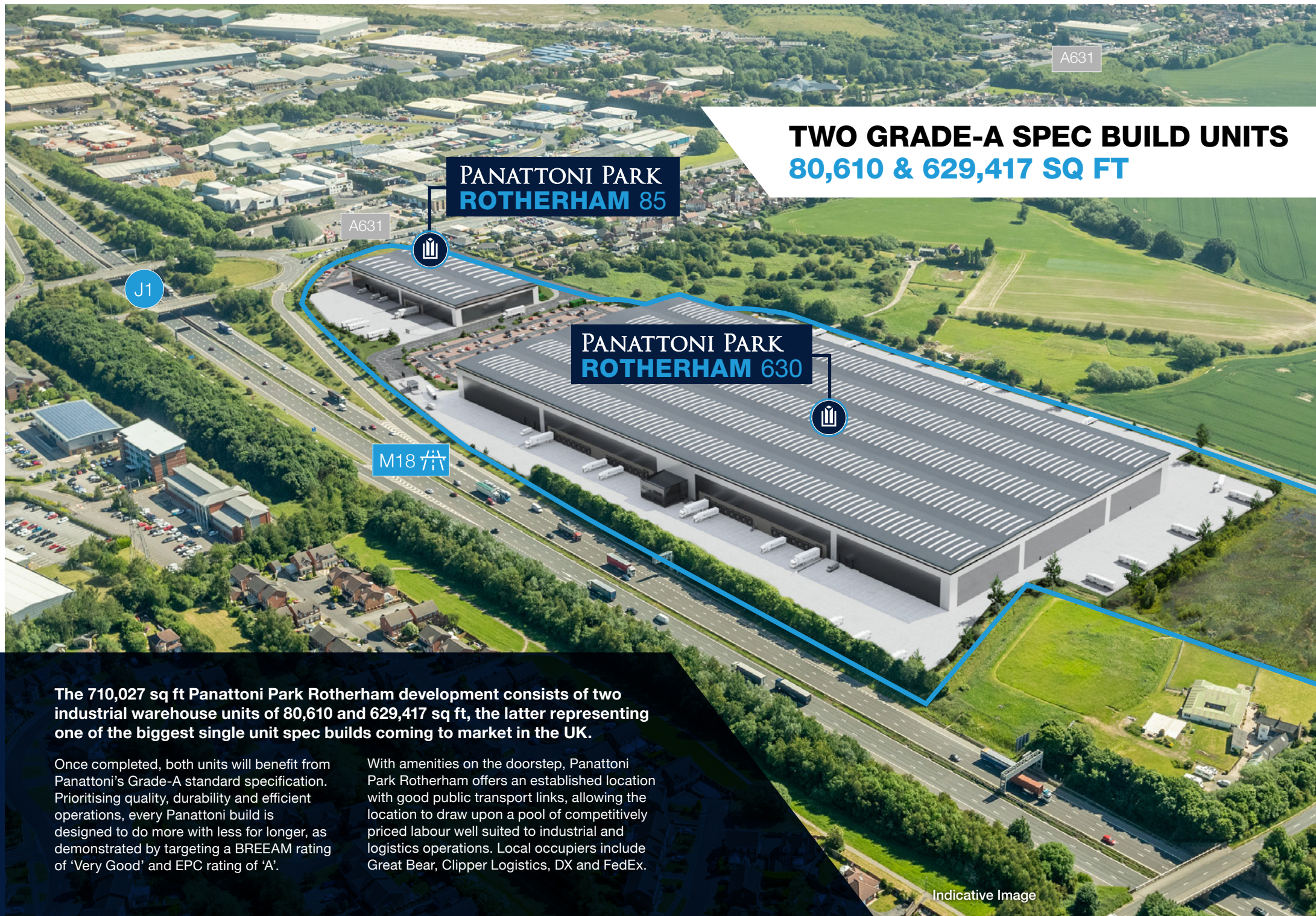
NATIONAL IMPACT

BRIDGING THE LAST MILE

THE OPPORTUNITY







## TWO GRADE-A SPEC BUILD UNITS 80,610 & 629,417 SQ FT

The 710,027 sq ft Panattoni Park Rotherham development consists of two industrial warehouse units of 80,610 and 629,417 sq ft, the latter representing one of the biggest single unit spec builds coming to market in the UK.

Once completed, both units will benefit from Panattoni's Grade-A standard specification. Prioritising quality, durability and efficient operations, every Panattoni build is designed to do more with less for longer, as demonstrated by targeting a BREEAM rating of 'Very Good' and EPC rating of 'A'.

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.

Indicative Image



LAST MILE

THE OPPORTUNITY

MASTERPLAN





- Planning granted
- Start on site August 2022
- Practical completion June 2023

50m  
YARD DEPTH

50kN/m<sup>2</sup>  
FLOOR LOADING

15%  
ROOF LIGHTS

UP TO  
6.75 MVa  
POWER

Cycle Parking  
SPACES

20% EV  
CHARGING POINTS



**BREEAM®**

**A** 0-25

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



#### 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 KV  
POWER

Warehouse	597,800 sq ft	55,537 sq m
Offices (2 Storey)	21,617 sq ft	2,008 sq m
2 x Hub Offices	10,000 sq ft	929 sq m
<b>TOTAL</b>	<b>629,417 sq ft</b>	<b>58,474 sq m</b>

64  
DOCK  
DOORS

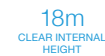
## 8 LEVEL ACCESS DOORS



409  
CAR PARKING  
SPACES



172  
HGV TRAILER  
SPACES



18m  
CLEAR INTERNAL  
HEIGHT



## 11 Tonne RACK LEG LOADING



FM1  
FLOORING

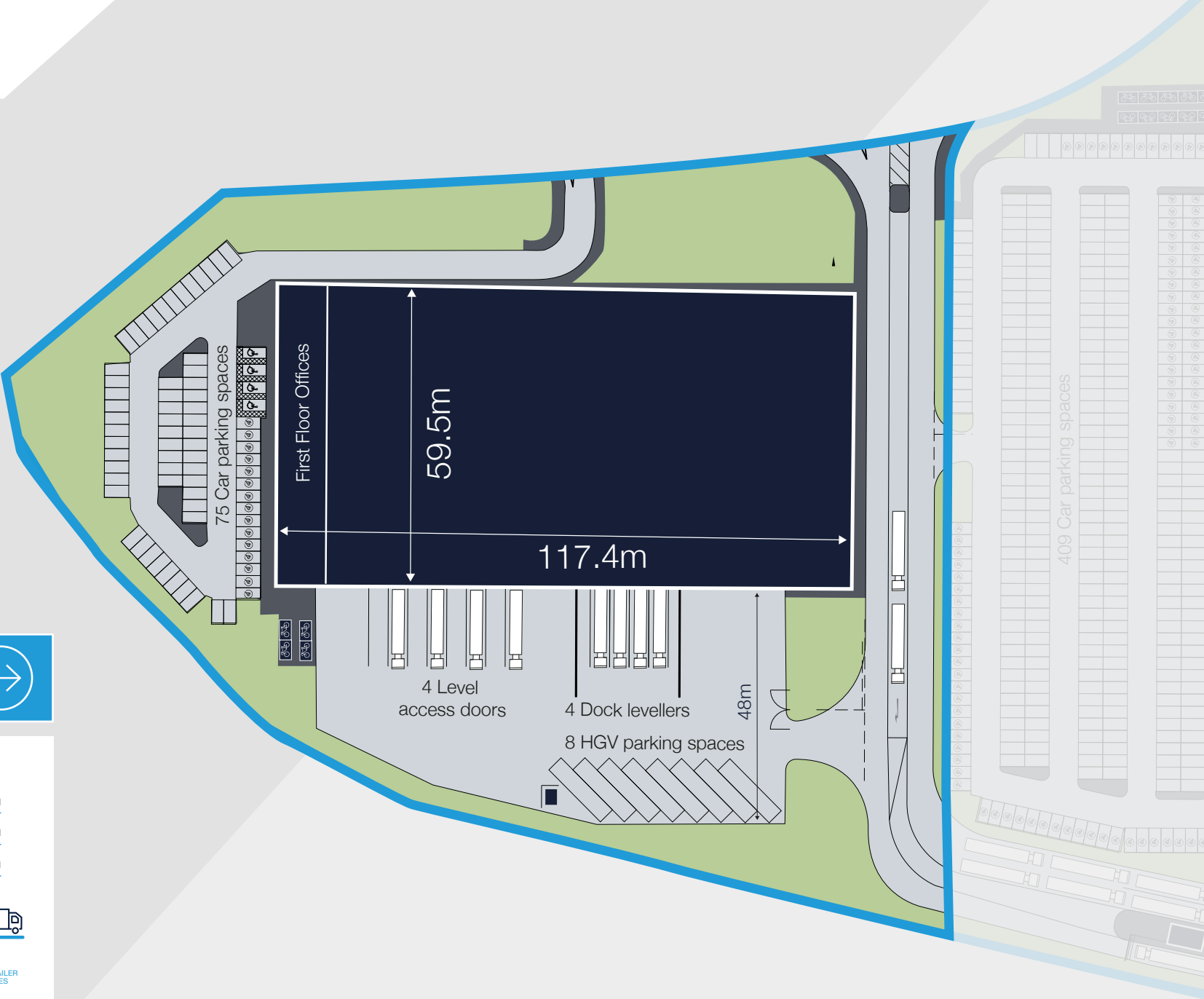


6 MVa  
POWER

PANATTONI PARK  
ROTHERHAM 85



NORTH



CLICK TO VIEW  
ROTHERHAM 85 CGI



ROTHERHAM 85 ACCOMMODATION

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



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



CLOSE



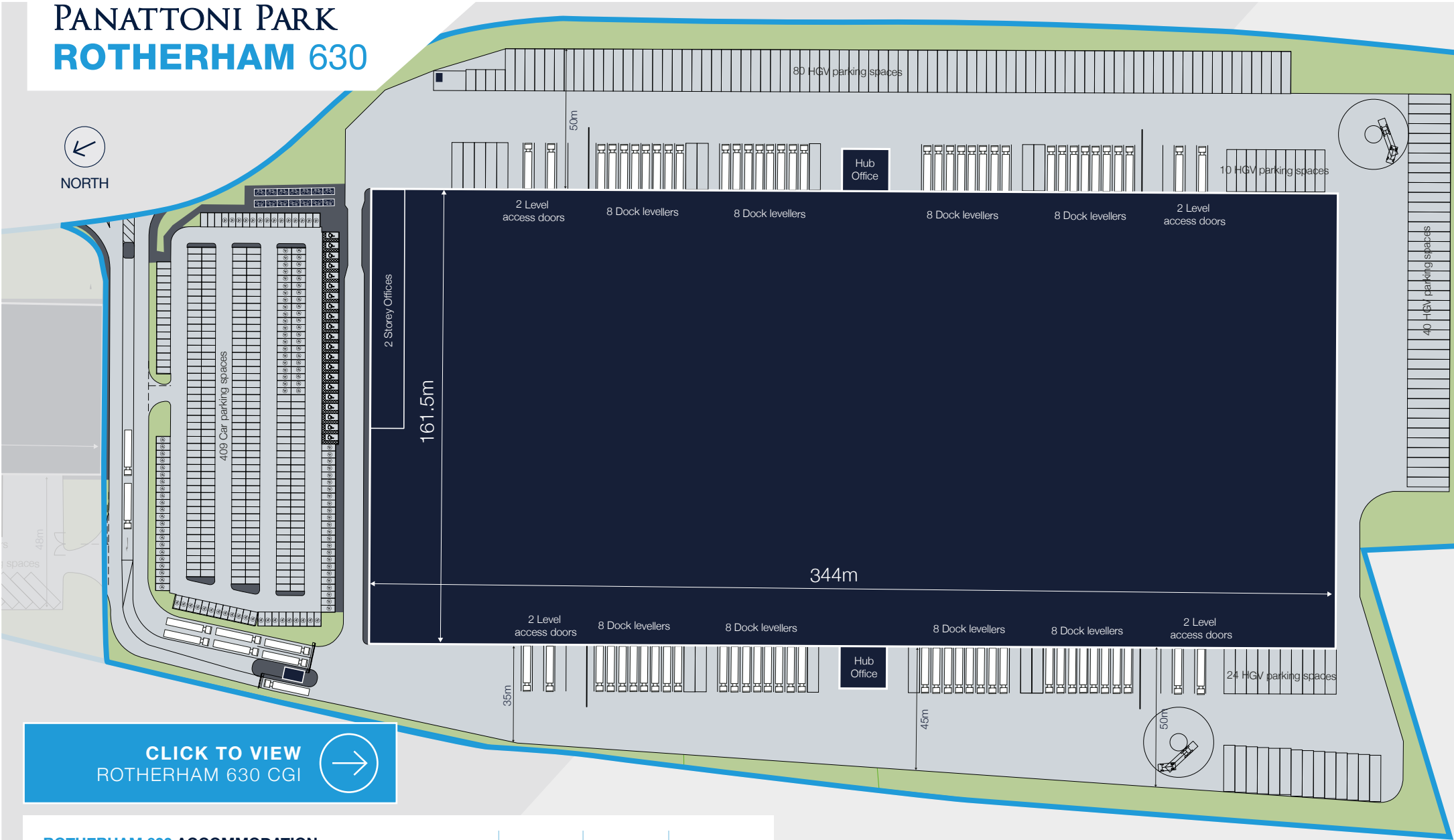
PANATTONI PARK  
**ROTHERHAM** 85



Indicative Image



# PANATTONI PARK ROTHERHAM 630



[CLICK TO VIEW  
ROTHERHAM 630 CGI](#)



## ROTHERHAM 630 ACCOMMODATION

Warehouse	597,800 sq ft	55,537 sq m
Offices (2 Storey)	21,617 sq ft	2,008 sq m
2 x Hub Offices	10,000 sq ft	929 sq m
<b>TOTAL</b>	<b>629,417 sq ft</b>	<b>58,474 sq m</b>



64  
DOCK  
DOORS



8  
LEVEL ACCESS  
DOORS



409  
CAR PARKING  
SPACES



172  
HGV TRAILER  
SPACES



18m  
CLEAR INTERNAL  
HEIGHT



11 Tonne  
RACK LEG  
LOADING



FM1  
FLOORING



6 MVa  
POWER



CLOSE



PANATTONI PARK  
**ROTHERHAM** 630



Indicative Image



# PANATTONI PARK ROTHERHAM

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MASTERPLAN

Panattoni Park Rotherham is adjacent to Junction 1 M18 and is within a 5 minute drive of Junction 32 M1 interchange.

CLICK FOR DIRECTIONS



LOCAL LOCATION



REGIONAL LOCATION

LOCATION & CONTACT



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