

**Available Now**

**336,105 Sq Ft To Let**

**Fully Fitted and Rail Connected  
Distribution Facility**

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



**S H E F F I E L D 3 3 6**

# 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.



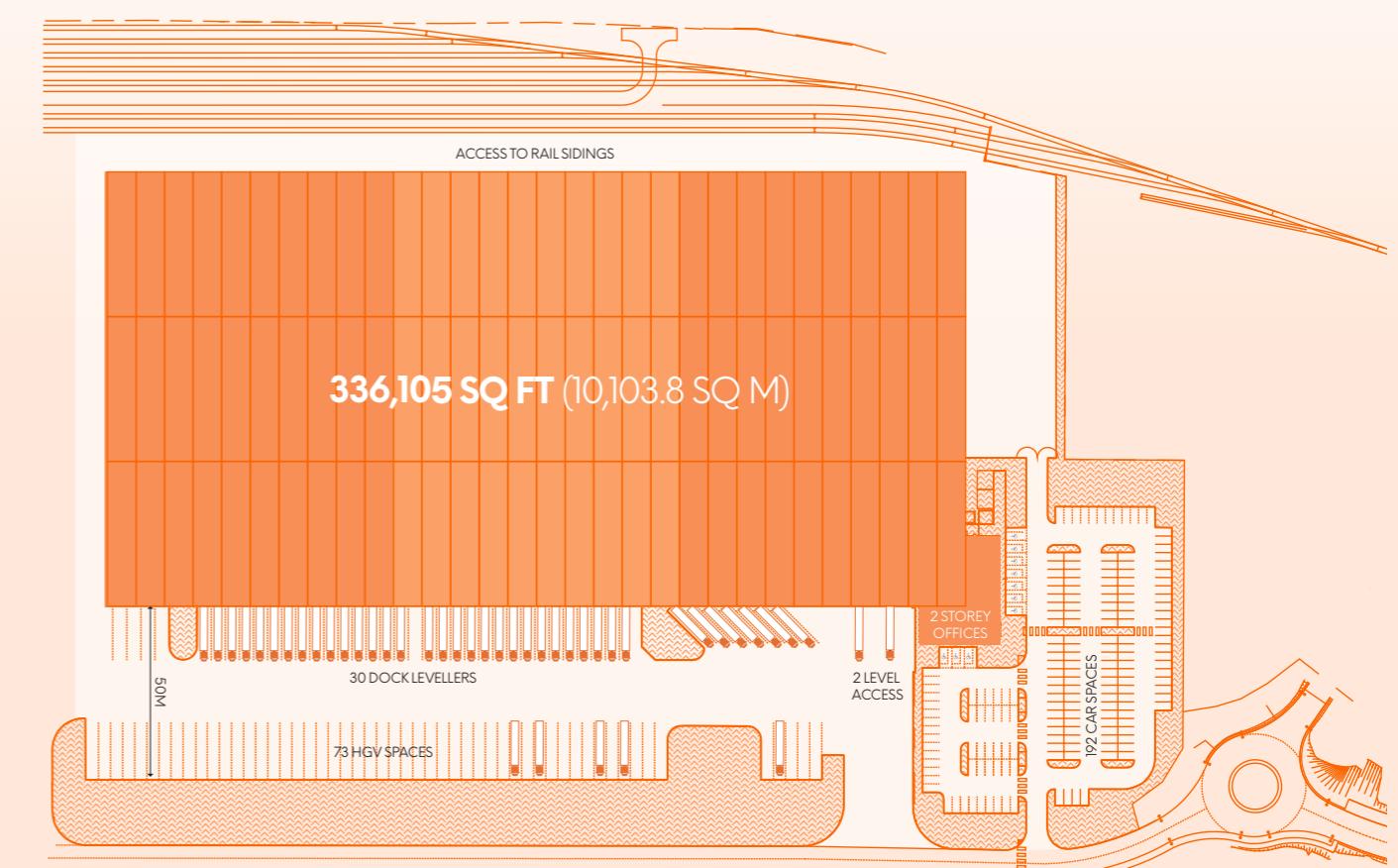
## Rail Connectivity

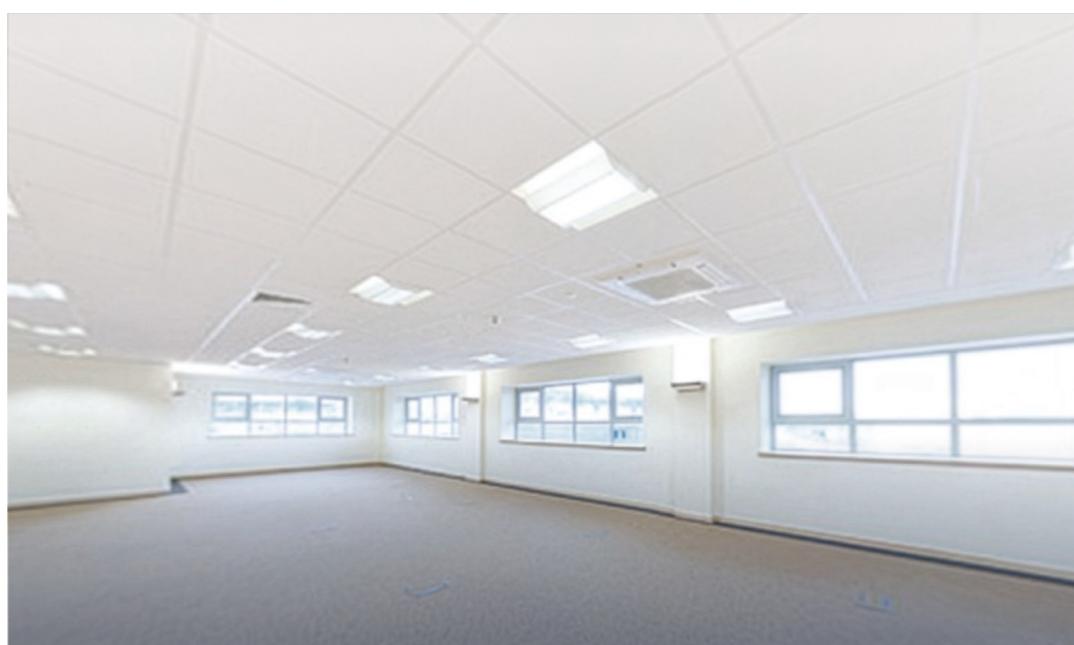
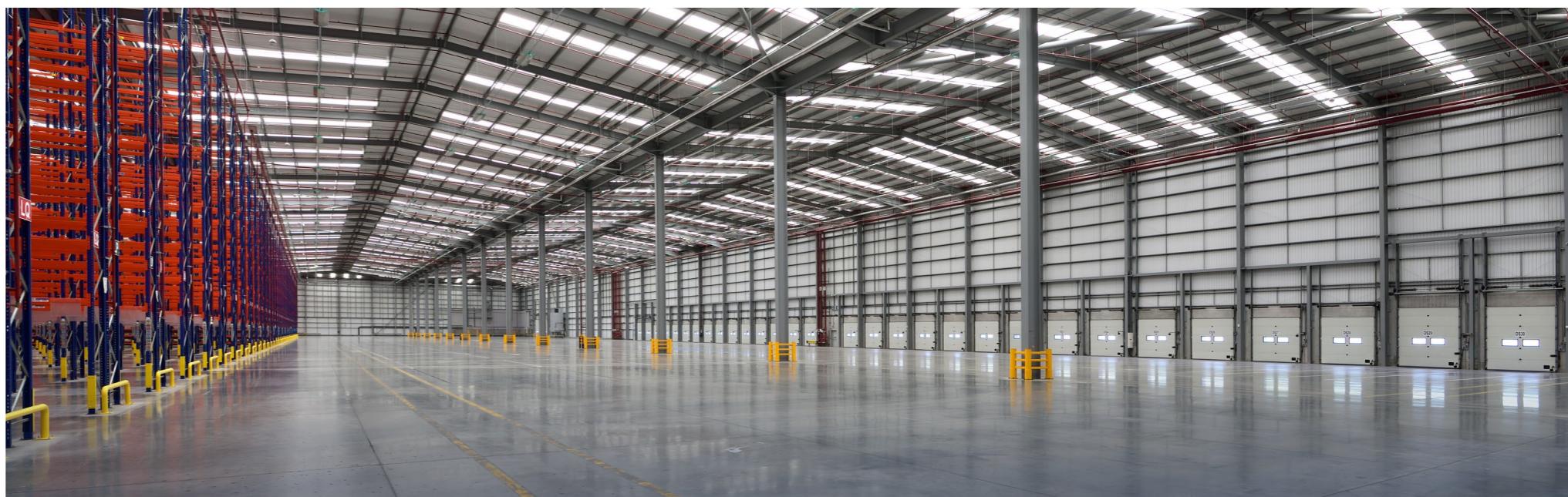
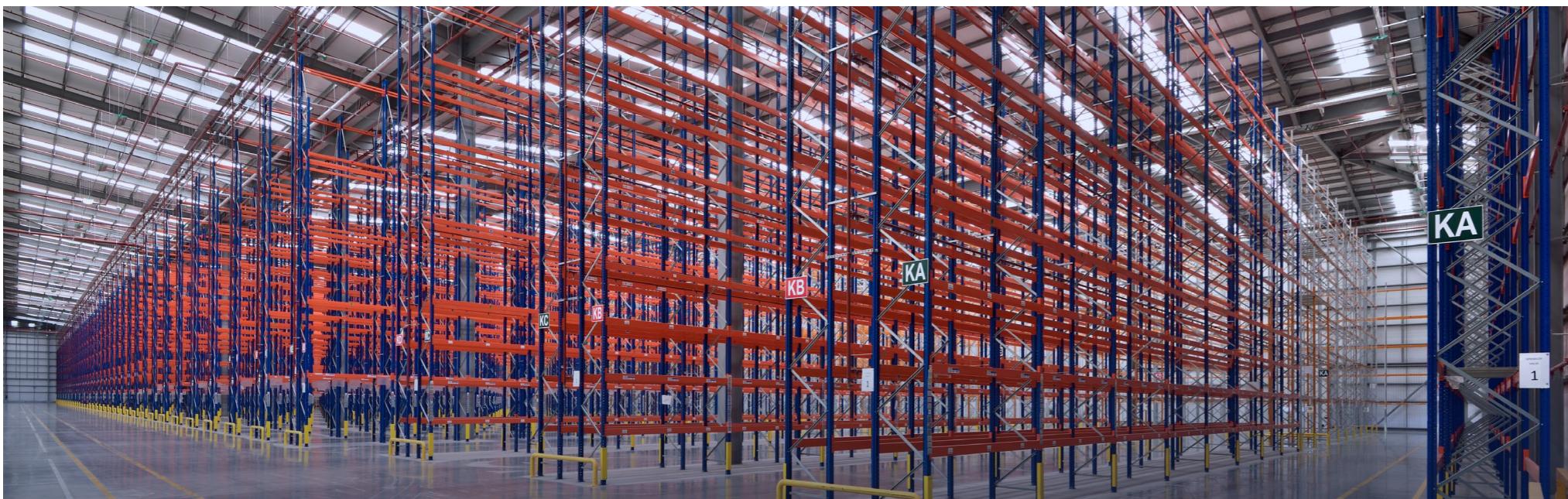
The unit shares a dedicated, secure rail siding set flush with the rear yard to allow direct forklift truck access.

## High Power Capacity

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

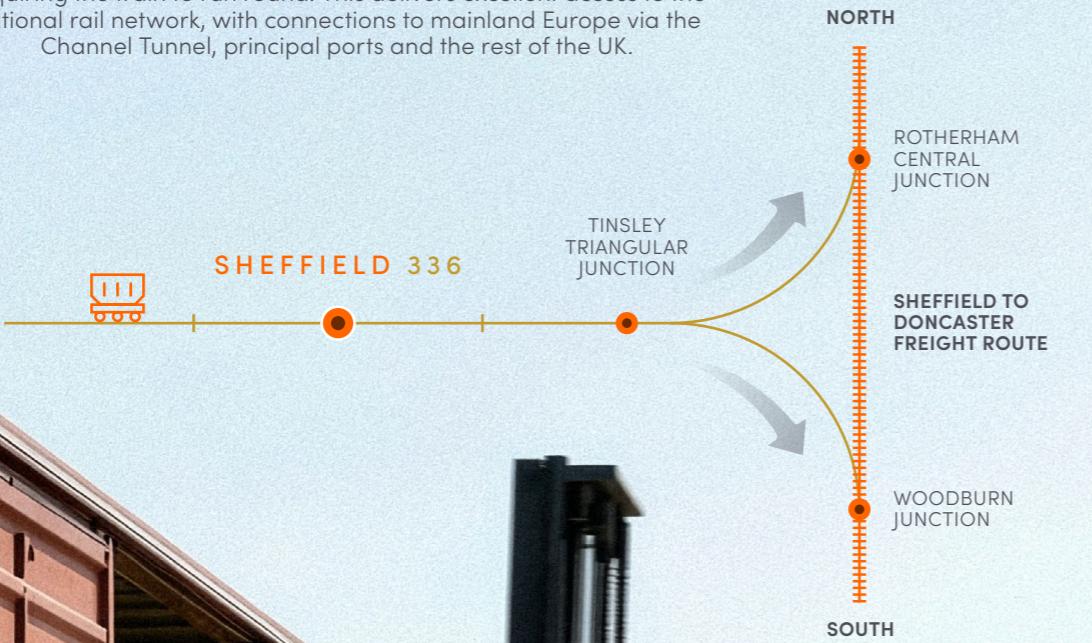
Sheffield 336	SQ FT	SQ M
Warehouse	326,181	9,147.2
GF Office	5,145	483.5
FF Office	4,779	473.1
<b>Total</b>	<b>336,105</b>	<b>10,103.8</b>



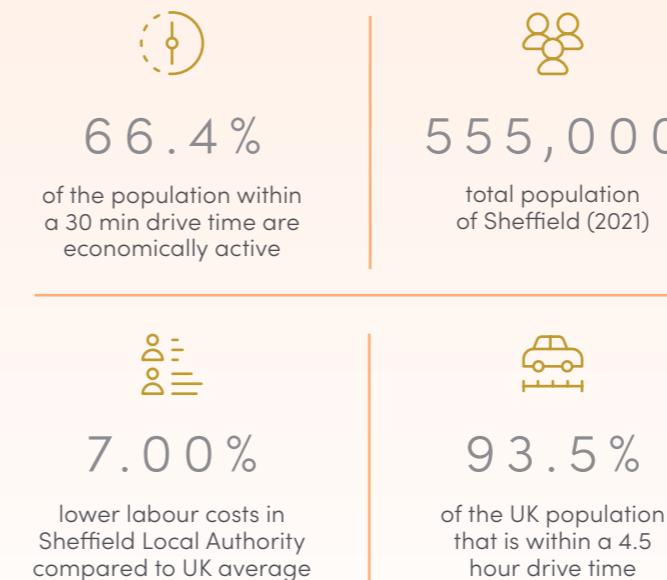


# ON TRACK FOR GROWTH WITH DIRECT RAIL ACCESS

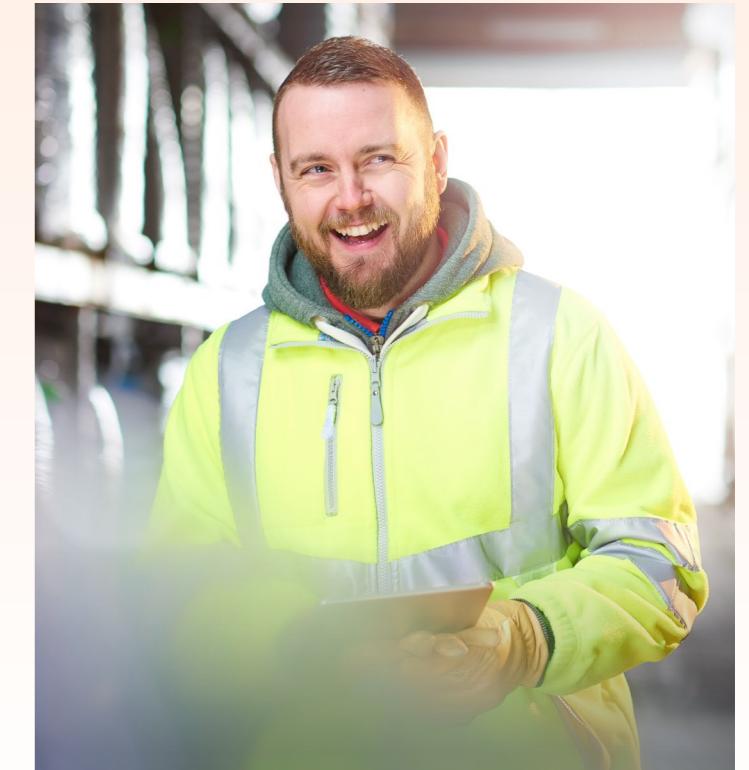
Sheffield 336 is connected to an operational rail line at Tinsley off the Sheffield to Doncaster freight route (Woodburn Junction to Rotherham Central Junction), with a triangular junction with the main line such that access is possible to the North or South without requiring the train to run round. 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



Source: Nomis



## Sheffield's Regeneration



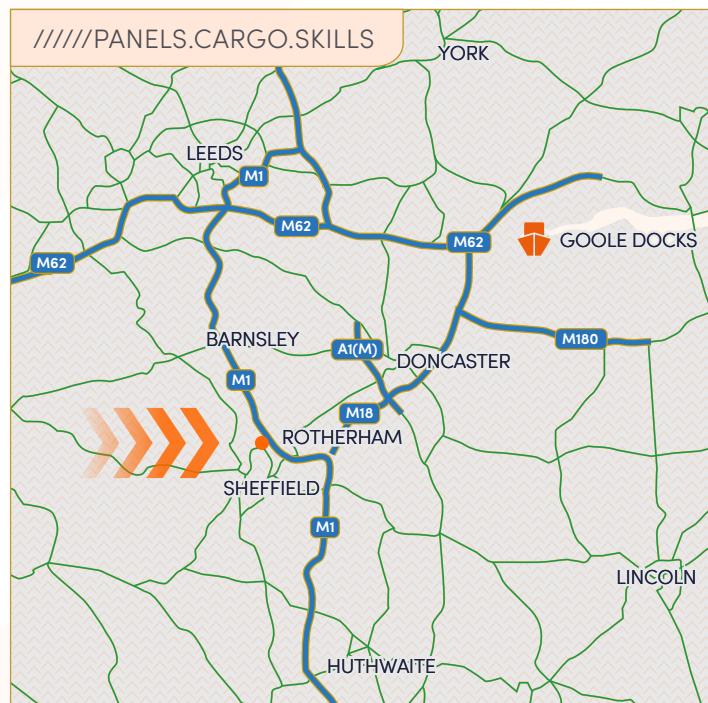
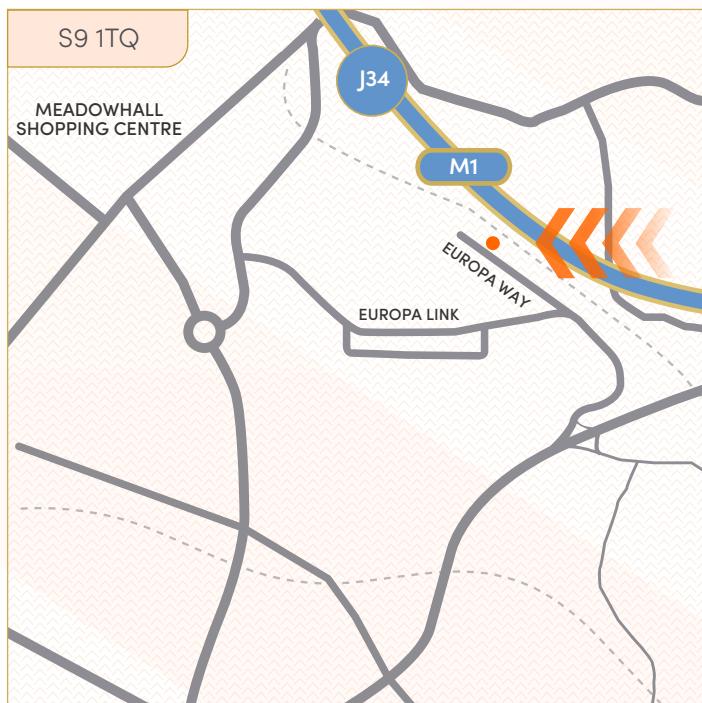
Sheffield's regeneration is defined by the Advanced Manufacturing Innovation District (AMID), a strategic corridor linking the M1 to the city centre designed to supercharge production and logistics in the area.

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](http://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



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### 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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