

# PANATTONI PARK ROTHERHAM 80



**80,870 SQ FT**

Speculative build Industrial / Distribution / Manufacturing unit  
**AVAILABLE NOW | TO LET / MAY SELL**

JUNCTION 1 M18 | ROTHERHAM | S66 8EY  
[PASS.RADIO.ESTATE](http://PASS.RADIO.ESTATE)

# IMMEDIATE ACCESS TO J1 M18

Perfectly positioned with immediate access to J1 M18 and just 5 minutes from J32 of the M1, the site offers exceptional connectivity across Yorkshire.

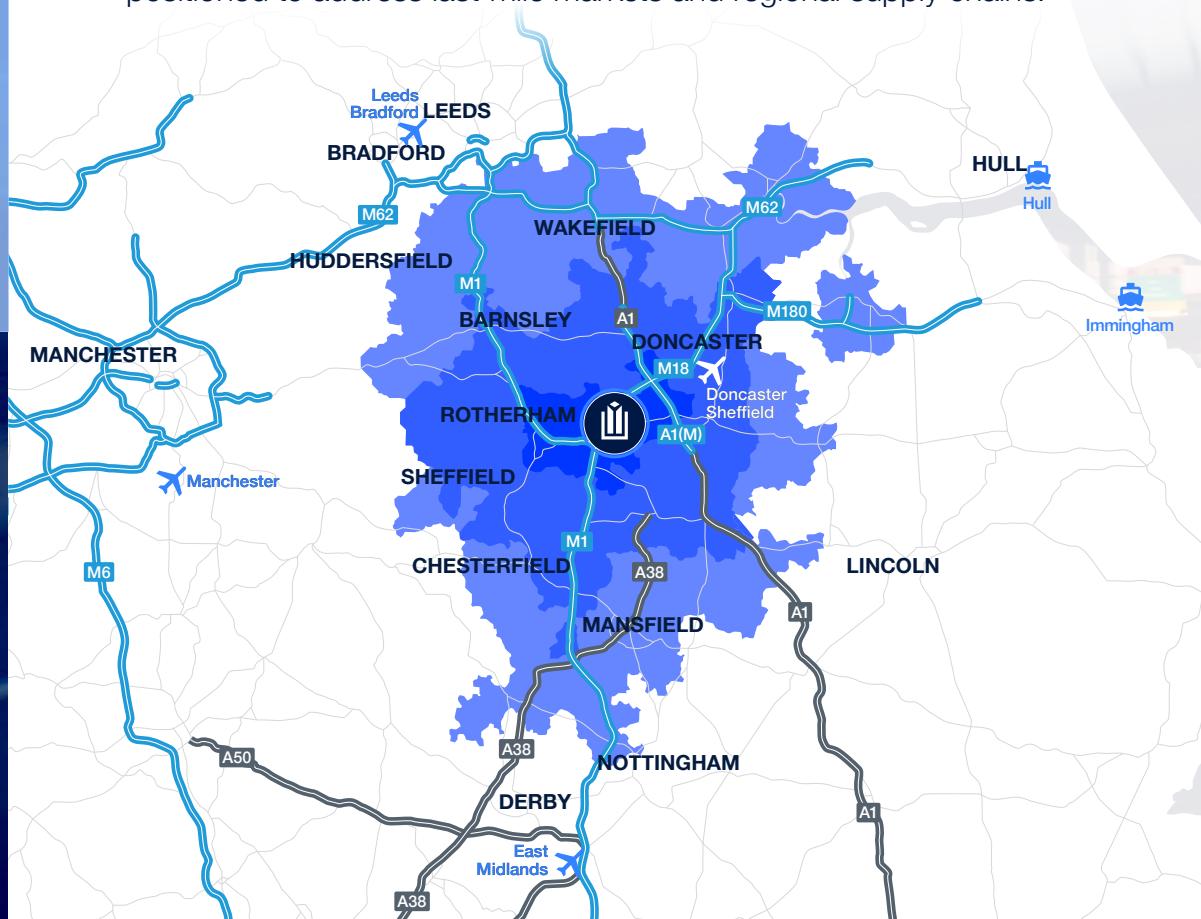
Doncaster and Sheffield are reachable within 18 minutes, while Leeds and Manchester are accessible within 80 minutes, placing 2.8 million consumers within a 45-minute drive.



# PRIORITY ACCESS TO THE SHEFFIELD CITY REGION

Panattoni Park Rotherham 80 offers 80,870 sq ft of high-specification logistics and light manufacturing space in one of South Yorkshire's most accessible locations.

Adjacent to J1 M18 and minutes from the M1/A1(M) corridors, it's perfectly positioned to address last-mile markets and regional supply chains.



	miles	time
M18 J1	0	1mins
M1 J32	3	4mins
Rotherham	5	7mins
A1(M)/M18 Interchange	7	10mins
Advanced Manufacturing Park	8	11mins
Doncaster	12	17mins
Sheffield	12	18mins
M62/M1 Interchange	24	35mins
Leeds	41	60mins
Manchester	51	1h 16mins

Source: Lorry Route Planner



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



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



	miles	time
iPort	10	14mins

277,590  
Consumers within  
15 mins by Van

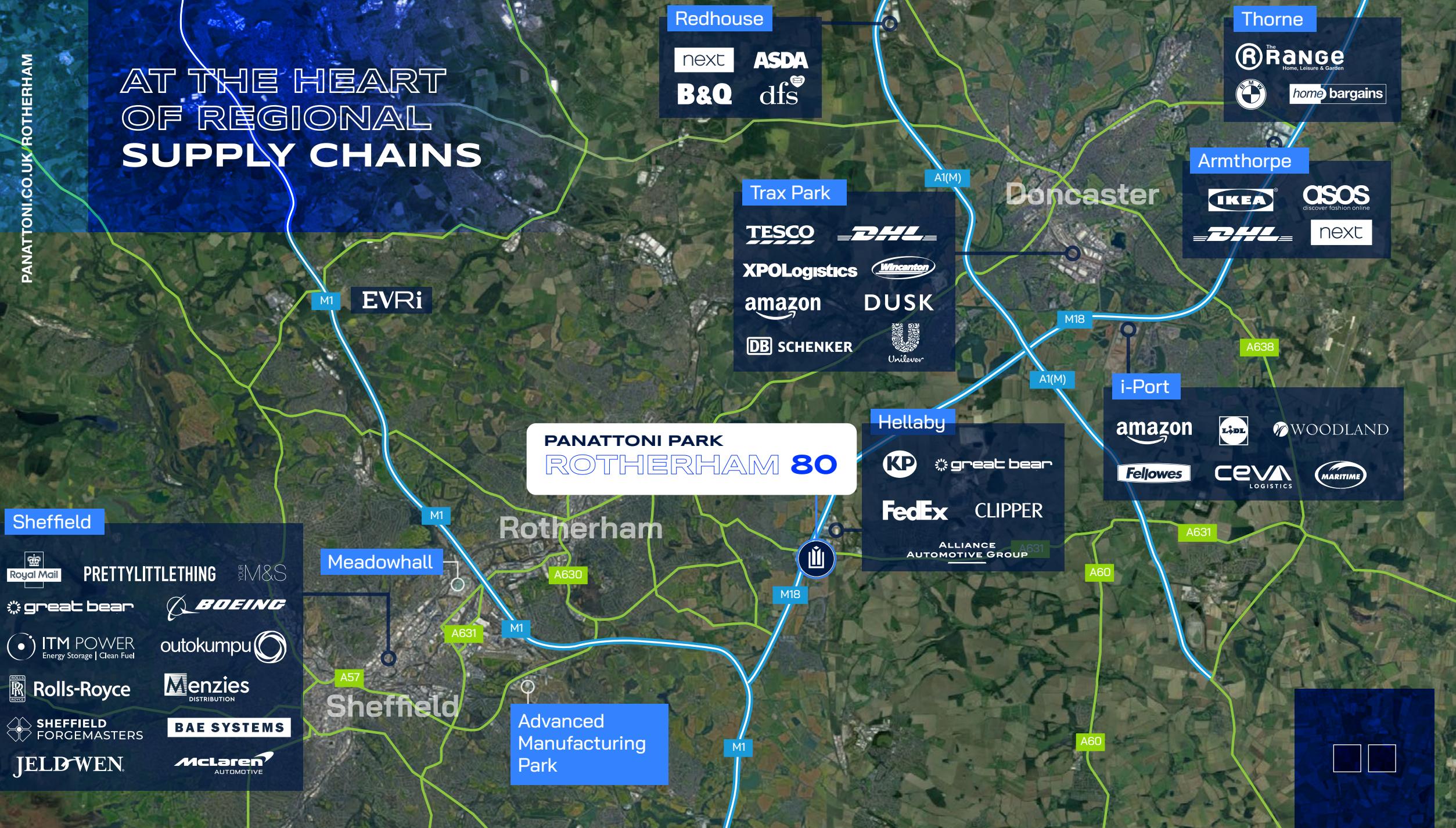
Source: ESRI June 2024

1.5M  
Consumers within  
30 mins by Van

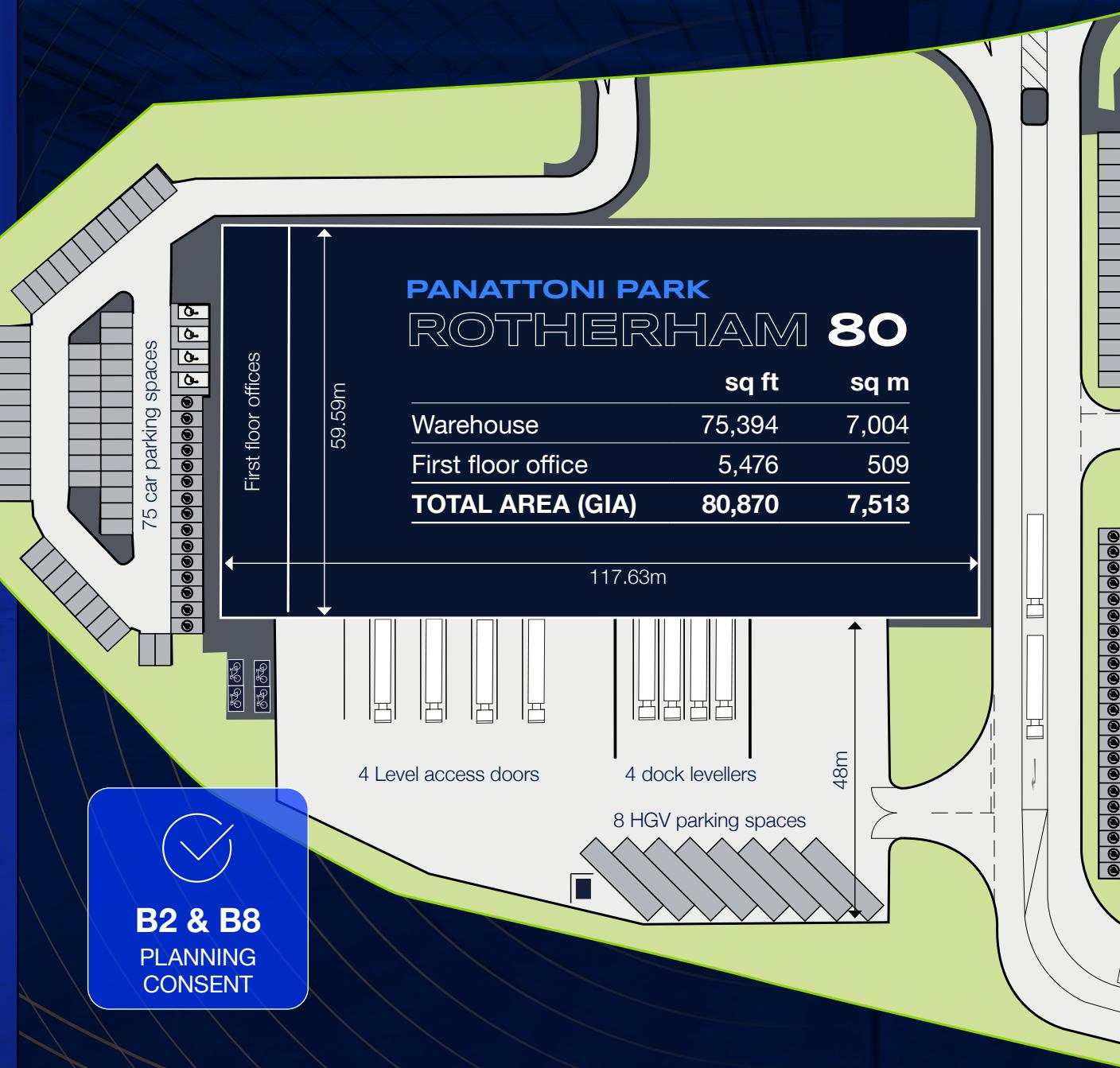
2.8M  
Consumers within  
45 mins by Van



# AT THE HEART OF REGIONAL SUPPLY CHAINS







# SPECULATIVE BUILD INDUSTRIAL/LOGISTICS UNIT

## 80,870 SQ FT

4 LEVEL ACCESS DOORS	4 DOCK DOORS	8 TRAILER PARKING SPACES	75 CAR PARKING SPACES
20% EV CHARGING POINTS	48M YARD DEPTH	12.5M CLEAR INTERNAL HEIGHT	50KN/M2 FLOOR LOADING
FM2 FLOORING	750KVA POWER SUPPLY	7 TONNE RACK LEG LOADING	15% ROOF LIGHTS
BREEAM® ★★★ 'VERY GOOD' BREEAM RATING	A 'A' EPC RATING		

# SUSTAINABLE AS STANDARD

	High-performance building fabric with superior insulation and airtightness		15% rooflights boost daylight and reduce lighting costs		Roof-mounted solar photovoltaic (PV) system		Sub-metering of energy consumption		Rainwater harvesting
	Water saving taps and WCs		Water leak detection		Electric vehicle charging points in the car park		Cycle parking spaces		Net Zero Carbon in construction

**BREEAM®**



BREEAM 'Very Good'



EPC Rating 'A+' (-2) offices



EPC Rating 'A' (6) warehouse



## SKILLED, AFFORDABLE, AVAILABLE WORKFORCE

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.

**Ready to work**  
in the area



**10,400**  
people want a job  
in Rotherham



**29,400**  
people want a job  
in South Yorkshire

Source: NOMIS March 2021

**Skills and sectors**  
in South Yorkshire



**59,000**  
workers in manufacturing  
8.6% vs. 7.9% UK



**30,000**  
workers in transport & storage  
6.1% vs. 5.1% UK

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







## THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at  
[www.panattoni.co.uk](http://www.panattoni.co.uk)

**69**

offices  
worldwide

**2,500**

international  
customers

**650  
million+**

sq ft developed  
by Panattoni  
worldwide

**267  
million+**

sq ft developed by  
Panattoni across  
Europe



Largest spec developer in the UK.  
Largest developer in the UK.



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.



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