

# 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





# 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.

ALLIANCE  
AUTOMOTIVE GROUP

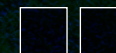
Site access

SHEFFIELD 18 mins  
LEEDS 60 mins →  
MANCHESTER 76 mins

← DONCASTER 17 mins

M18

J1

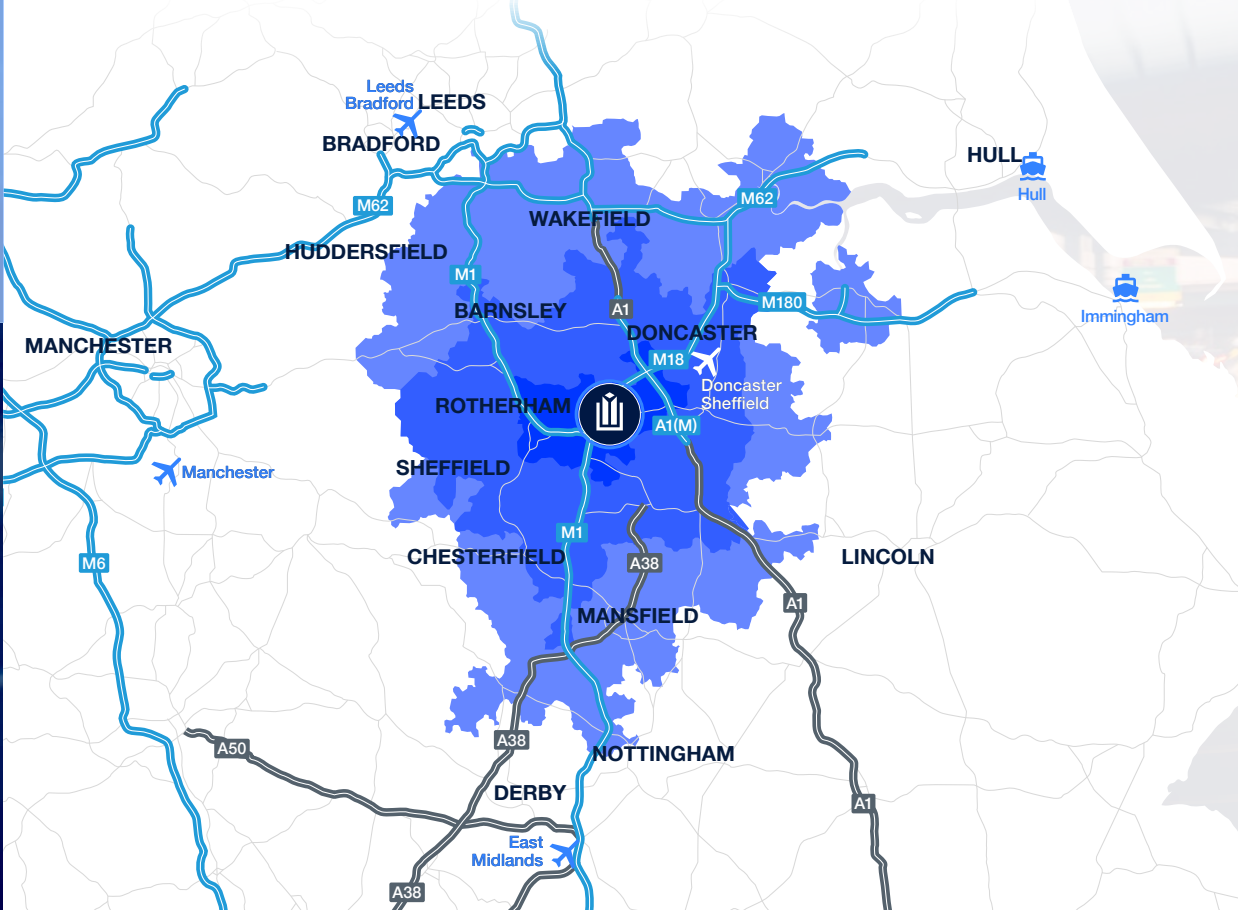




# PRIORITY ACCESS TO THE SHEFFIELD CITY REGION

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
Maritime Wakefield	30	45mins

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

Redhouse

next ASDA  
B&Q dfs

Thorne

The RANGE  
Home, Leisure & Garden  
home bargains

Armthorpe

IKEA  
DHL  
ASOS  
discover fashion online  
next

Trax Park

TESCO DHL  
XPOLogistics Wincanton  
amazon DUSK  
DB SCHENKER Unilever

Doncaster

M1 EVRi

PANATTONI PARK  
ROTHERHAM 80

Hellaby

KP great bear  
FedEx CLIPPER  
ALLIANCE  
AUTOMOTIVE GROUP

i-Port

amazon LIDL WOODLAND  
Fellowes CEVA LOGISTICS MARITIME

Sheffield

Royal Mail PRETTYLITTLETHING M&S  
great bear BOEING  
ITM POWER Energy Storage | Clean Fuel outokumpu  
Rolls-Royce Menzies DISTRIBUTION  
SHEFFIELD FORGEMASTERS BAE SYSTEMS  
JELD-WEN McLaren AUTOMOTIVE

Meadowhall

Rotherham

Advanced  
Manufacturing  
Park

Sheffield



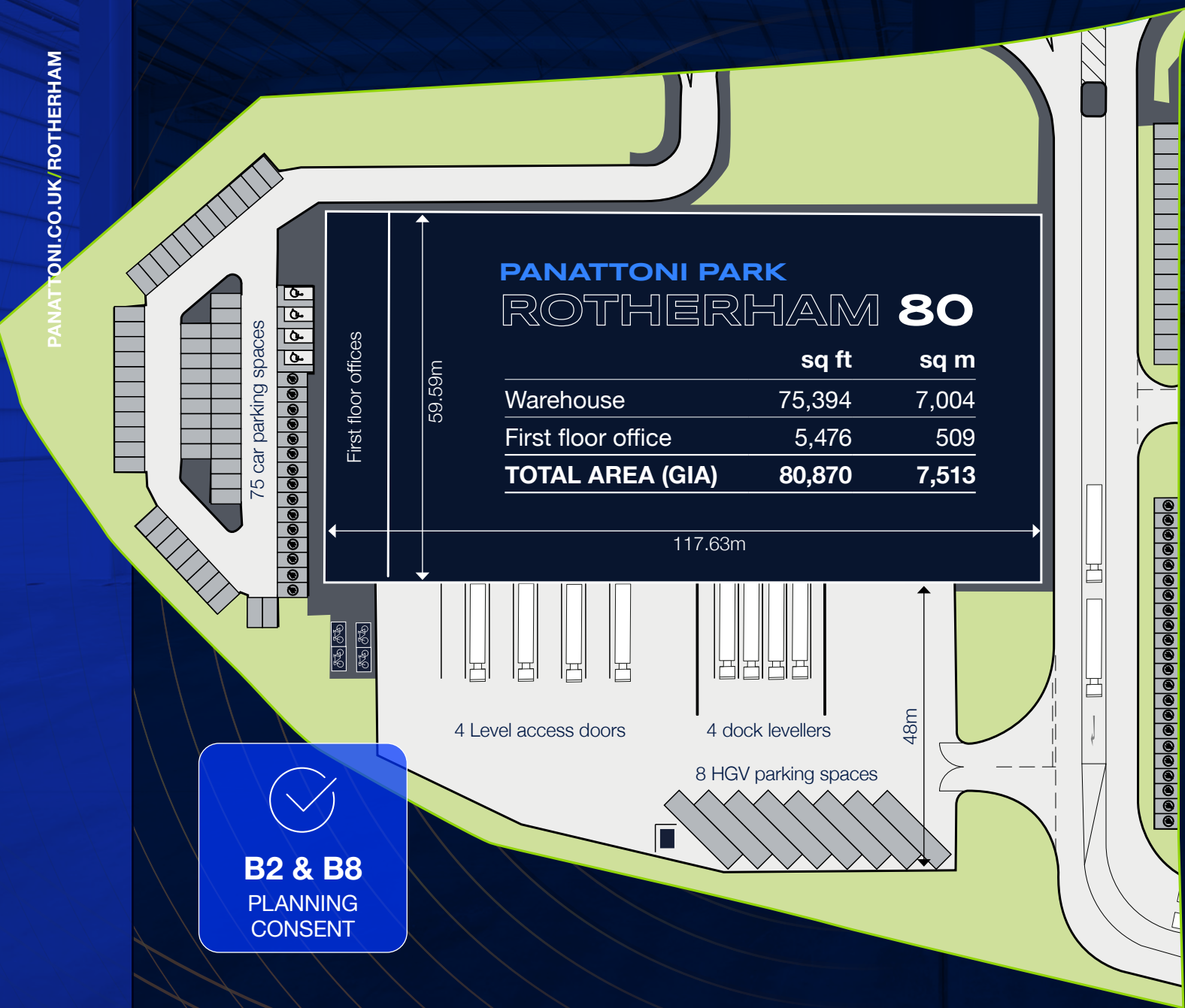






# SPECULATIVE BUILD INDUSTRIAL/LOGISTICS UNIT

## 80,870 SQ FT



**B2 & B8  
PLANNING  
CONSENT**

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

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

**PANATTONI PARK**  
**ROTHERHAM 80**

A631

J1

M18

M18

