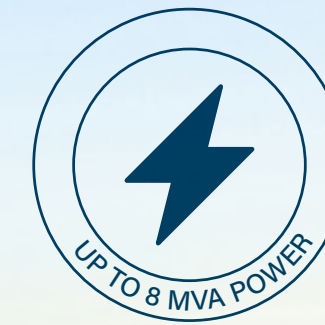


Grade A logistics development

367,935 SQ FT (34,182 SQ M)

AVAILABLE FOR IMMEDIATE OCCUPATION



Sat Nav: S9 1TP



Introducing CORE Sheffield, a Grade A speculative logistics development of 367,935 sq ft (34,182 sq m) located on A631 just 0.5 miles from the M1 J34. Brought to you by Trammell Crow Company, this unrivalled opportunity embodies the very best in class when it comes to sustainability, innovation and specification.

EXCELLENCE

by Design





To Leeds (36 miles)

J34

PLOT B

UNIT A
367,935 SQ FT
(34,182 SQ M)

M1

To Nottingham (58 miles)

A631 Shepcote Lane



This is logistics
at its most
logical

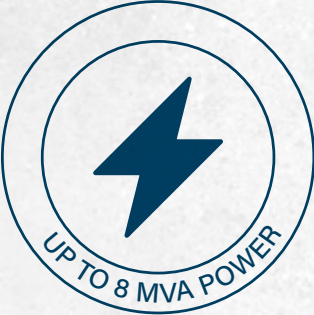
-  **18m**
Clear internal height
-  **60kN/m²**
Floor loading
-  **35**
Dock levellers
-  **4**
Level access doors
-  **38m-85m**
Yard depths
-  **Grade A**
Three-storey offices
-  **184**
Car parking spaces
-  **28**
HGV spaces with EV charging facilities
-  **45**
Cycle parking spaces
-  **8 MVA**
Power available



Accommodation:

UNIT A	sq m	sq ft
Warehouse	31,865	342,991
Offices	1,794	19,314
Transport Office	497	5,345
Gatehouse	26	285
Total	34,182	367,935

Plot B (2.5 acres) Rapid charging layouts

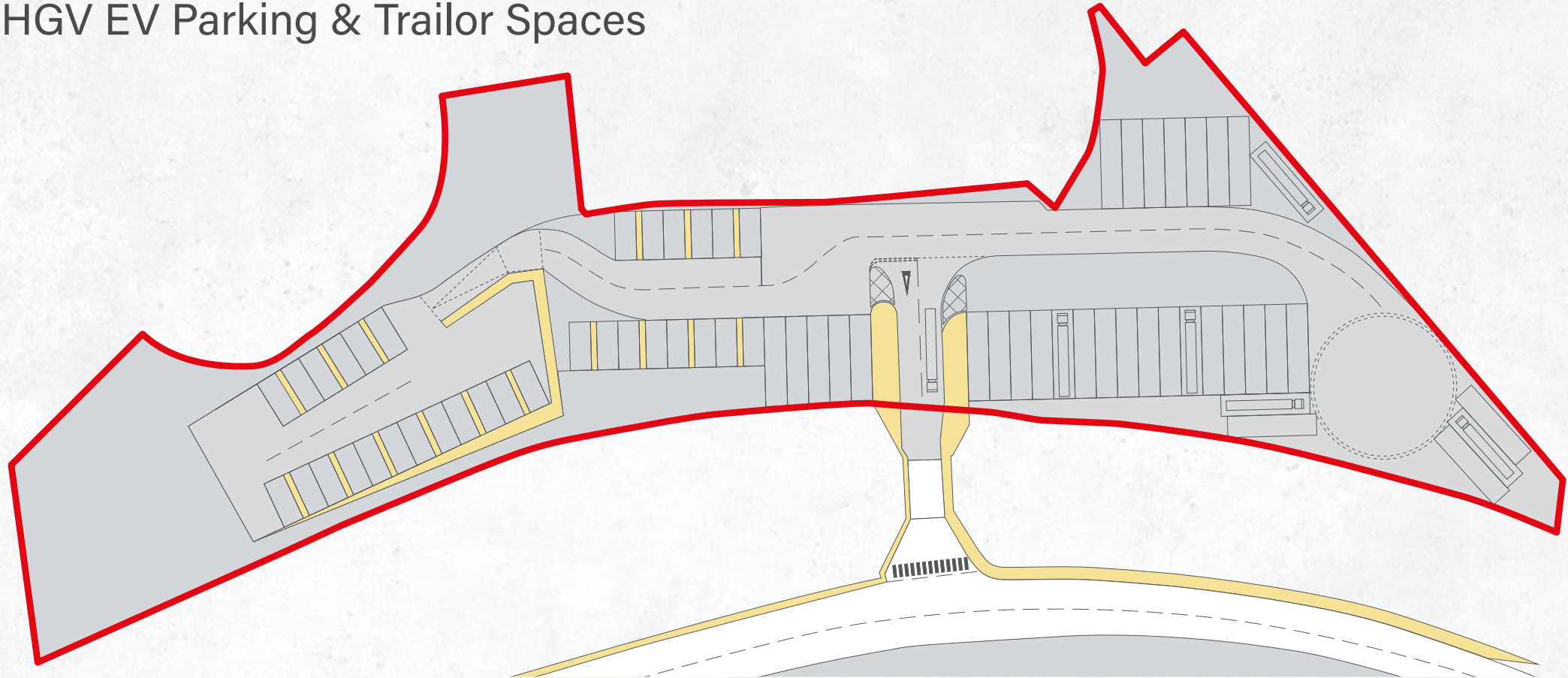


With up to 8MVA power available on site, CORE Sheffield is the only site with the potential for dedicated on-site fleet EV charging facilities.



EV charging available to suit customer requirements.

HGV EV Parking & Trailor Spaces



14
350kW HGV tractor chargers



33
additional trailer spaces



Full
HGV turning circle

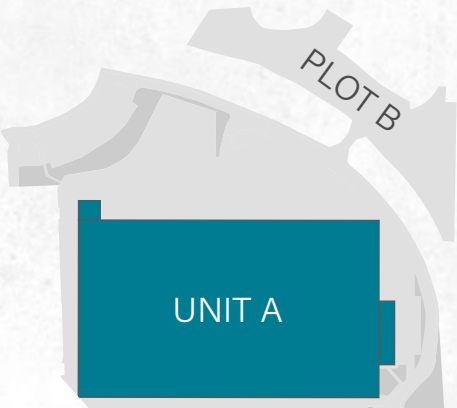


Scope
for tractor & trailer bays

Delivery Van EV Parking



88
50kW van charging bays





SUSTAINABLE

by Design

CORE Parks are designed to minimise the impact on the environment and contribute to building sustainable communities in locations we invest.

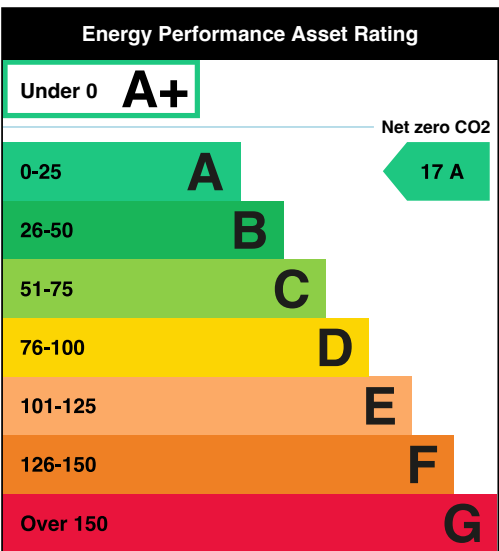
CORE Sheffield Sustainability and Wellness features



Net Zero Carbon
development

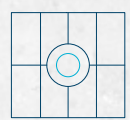


BREEAM 'Excellent'
Shell and Core accreditation
and EPC 'A' ratings

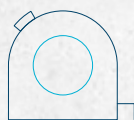


Our strategic partnership with Altus Power will enable clean electrification as a ready-to-go solution for customers at CORE Sheffield.

Additional PV installation, through our funding partner, can provide up to **2MWp** of renewable energy to **offset operational carbon** at reduced cost to standard network supplies.



100% PV ready roof structure; with base build PV installation



Design and material selections underpinned by Carbon Footprint analysis



95% re-use or recycling of site-won materials



15% rooflights and facade windows to warehouse loading areas



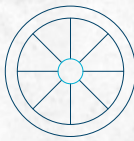
Fully controlled, ultra-efficient LED lighting internally and externally



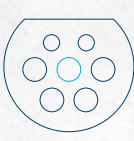
Waste segregation and recycling facilities



Sustainable discharging of rainwater to the canal. Water conservation appliances



Cycle, scooter, motorbike shelters and shower/ changing facilities



Multi-modal EV charging (5% active; 5% passive)



Energy and fuel monitoring and management systems



Gains in site-wide biodiversity and ecology



Landscaped amenity and wellbeing areas



Enhanced building envelope thermal performance



Direct access to adjacent canal and tram amenities

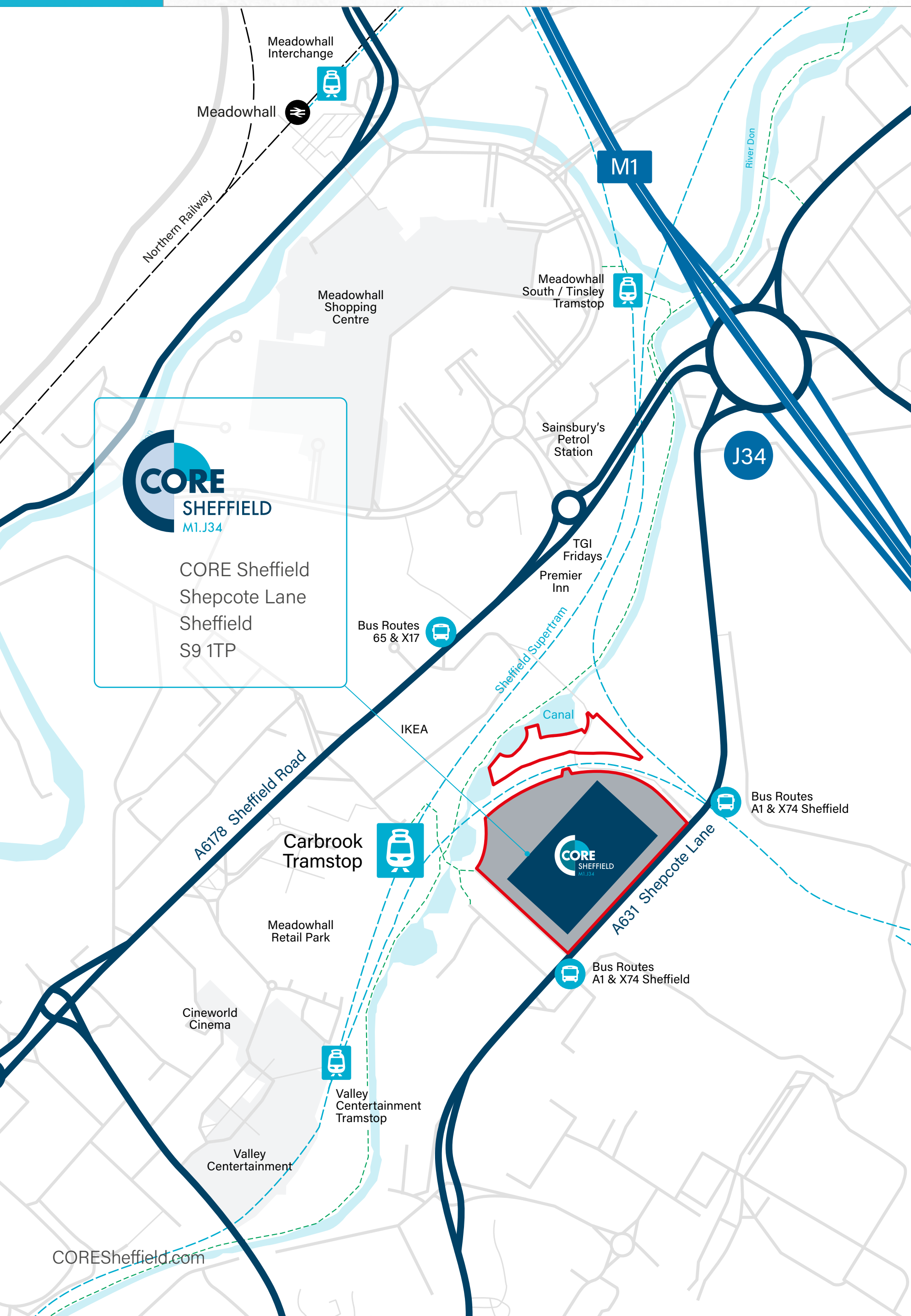




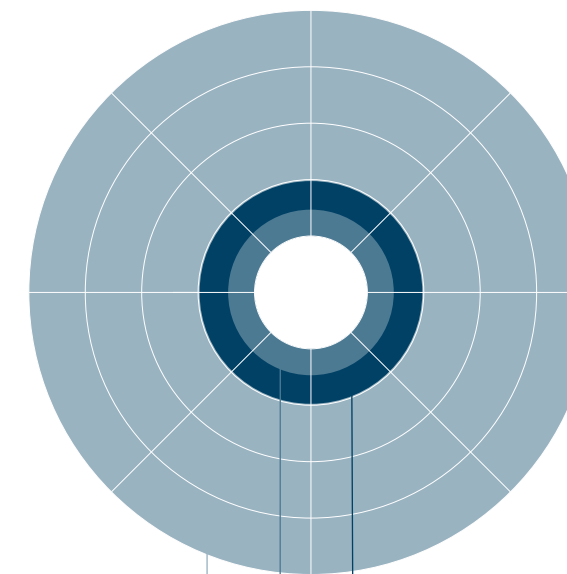
STRATEGIC

by Design

CORE Sheffield is strategically located just 0.5 miles from the M1 J34, providing fast access to the national motorway network including Leeds to the north, Nottingham to the south and the ports of Immingham and Liverpool.



Local Population



Sheffield population
556,500

Working age
population
359,700
(64.8%)

Working age population
within 1 hour drive
1,400,000

Cost Effective Labour



Weekly Wage

Sheffield
£646.30

National
£682.60

The workforce of Sheffield is well-suited to a distribution environment with 77% of the working population currently employed in the service sector. This is 1% higher than across England as a whole, with 21.2% of the 77% working in retail and distribution.

Sources: nomisweb.co.uk, ons.gov.uk

Local Occupiers

PRETTYLITTLETHING

great bear
part of the O.C. Group

IKEA

ITM POWER

amazon

Arthrex

M&S
EST. 1884

Royal Mail



To Leeds (36 miles)

Meadowhall Shopping Centre

Costa Coffee

IKEA



Carbrook Tramstop

Sainsbury's Petrol Station

TGI Fridays

Premier Inn Hotel

PLOT B

J34

Arthrex

ITM Power

M1

To Nottingham (58 miles)

ITM Power

Forge Fix

UNIT A
367,935 SQ FT
(34,182 SQ M)

PrettyLittleThing

Great Bear

A631 Shepcote Lane

Trammell Crow Company

The #1 developer in the USA has landed in Europe.

\$17.1BN

PROJECTS IN THE PROCESS

\$13.4BN

PROJECTS IN THE PIPELINE

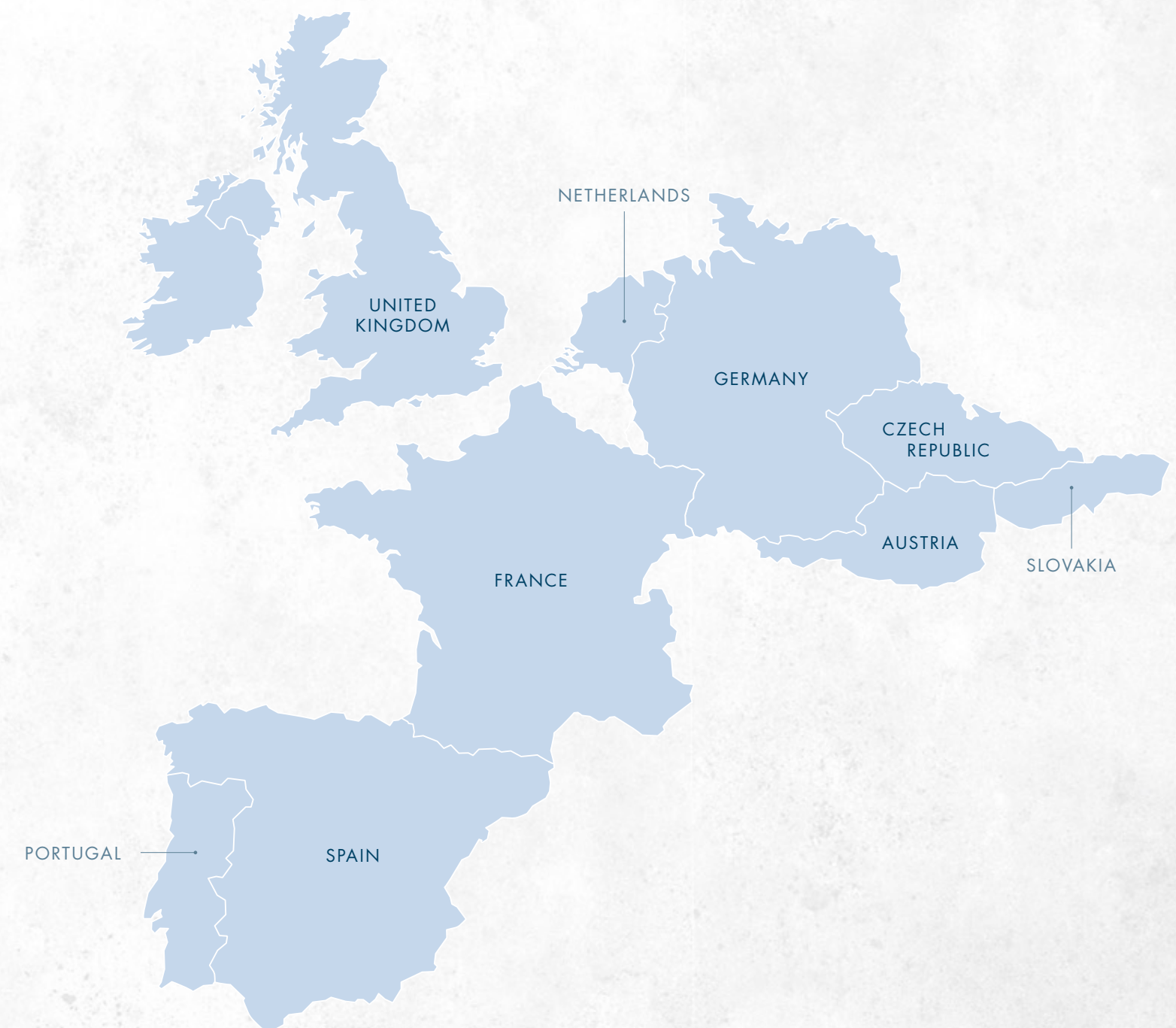
Trammell Crow Company is the largest commercial real estate developer in the United States. The company has developed or acquired 2,900 buildings valued at nearly \$75 billion and over 625 million square feet. As of June 30, 2023, TCC had \$17.1 billion of projects in process and \$13.4 billion in its pipeline. It employs 650 professionals throughout the United States and Europe.

TCC is a wholly-owned but independently operated subsidiary of CBRE Group, Inc. (NYSE: CBG), a publicly traded Fortune 500 and S&P 500 company.

TCC European Logistics

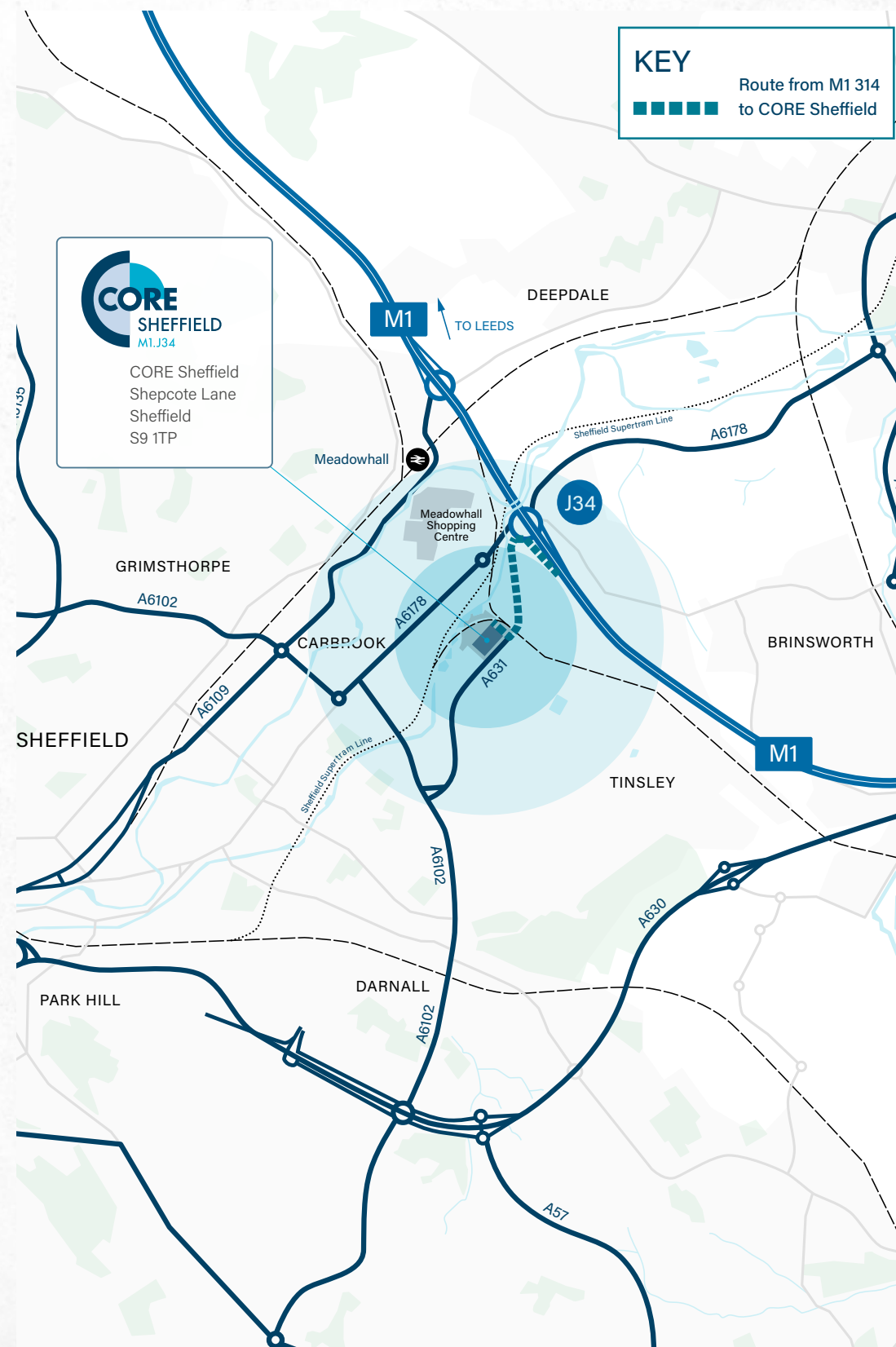
Fully funded and backed by Trammell Crow Company US, the European Logistics team was established in 2021. The company now operates in nine European countries including the UK. Each Country Head has more than 20 years logistics experience in their respective country. Within the last 30 years, the team has developed over 80m square feet of industrial and logistics space across 12 European countries.

For more information please visit trammellcrow.com



STRATEGIC

by Design



For more information please contact the joint agents:



Toby Vernon
toby@cpp.uk
+44 (0)7872 377228

Ed Norris
ed@cpp.uk
+44 (0)7711 319339



Mike Baugh
mike.baugh@cbre.com
+44 (0)7785 284994

Danielle Raunjak
danielle.raunjak@cbre.com
+44 (0)7714 145984

Sat Nav: S9 1TP

Trammell Crow Company and their agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Trammell Crow Company and their agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.