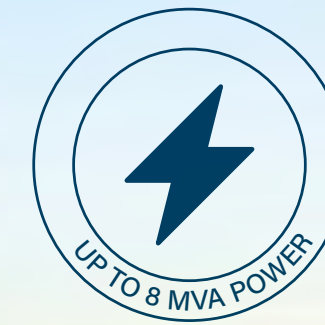


Grade A logistics development

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. 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

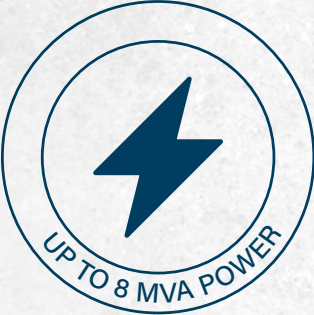
-  **18m**
Clear internal height
-  **60kN/m²**
Floor loading
-  **35**
Dock levellers
-  **4**
Level access doors
-  **38m-85m**
Yard depths
-  **Grade A**
Three-storey offices
-  **184**
Car parking spaces
-  **28**
HGV spaces with EV charging facilities
-  **45**
Cycle parking spaces
-  **8 MVA**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



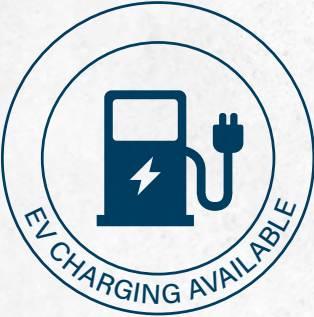
Accommodation:

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

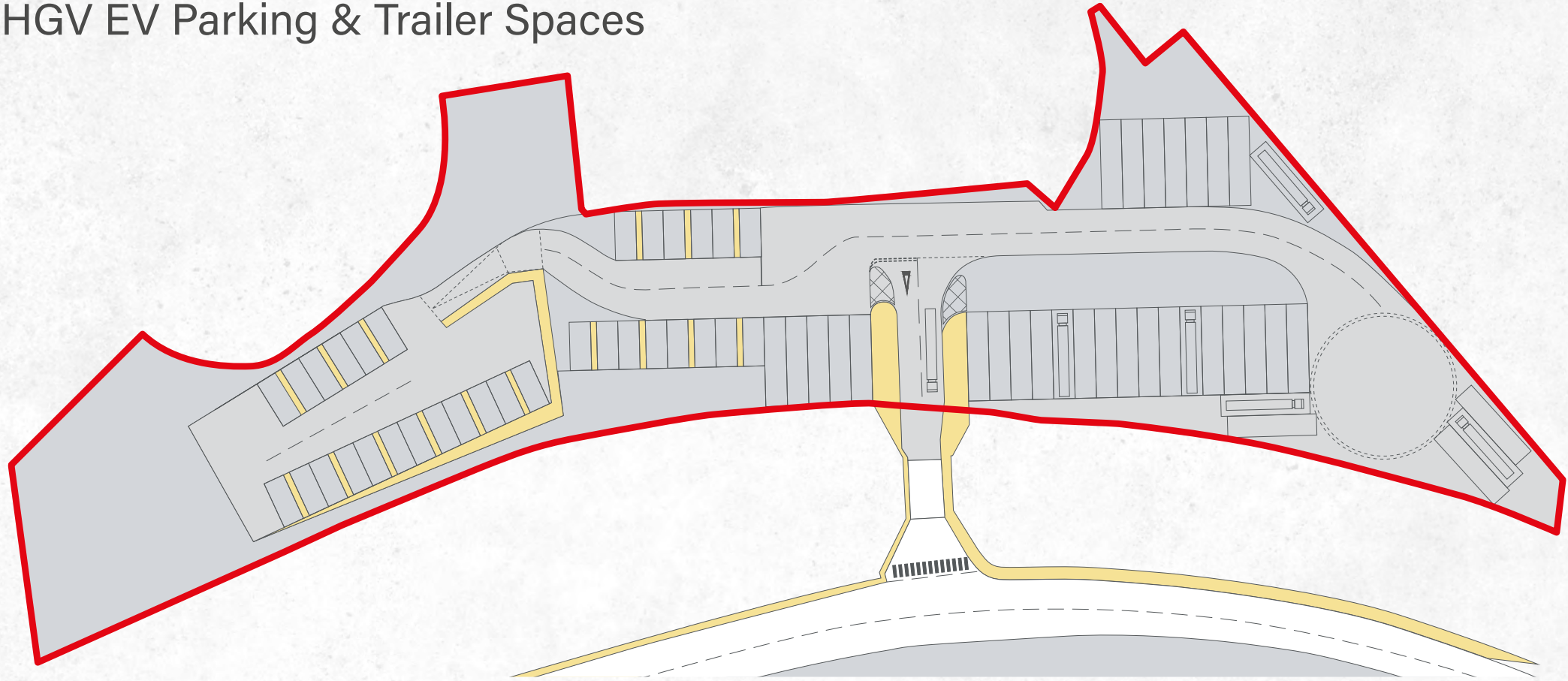


With up to 8MVA power available on site, CORE Sheffield is the only site with the potential for dedicated on-site fleet EV charging facilities.



EV charging available to suit customer requirements.

HGV EV Parking & Trailer Spaces



14
350kW HGV tractor chargers



33
additional trailer spaces



Full
HGV turning circle

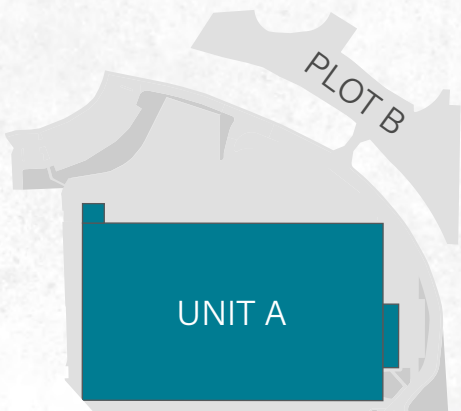


Scope
for tractor & trailer bays

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.

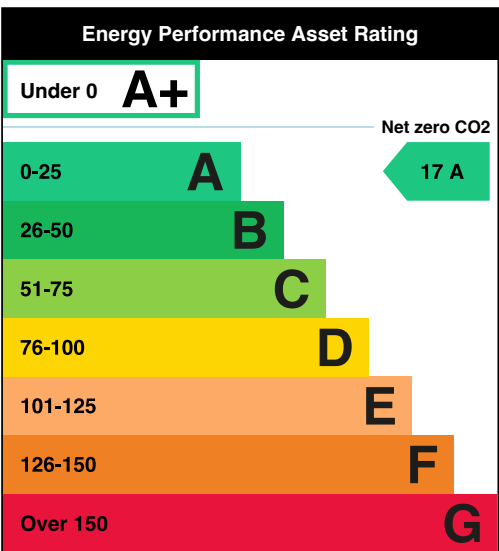
CORE Sheffield Sustainability and Wellness features



Net Zero Carbon
development

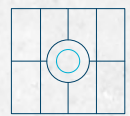


★★★★★
BREEAM 'Excellent'
Shell and Core accreditation
and EPC 'A' ratings

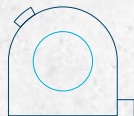


Our strategic partnership with Altus Power will enable clean electrification as a ready-to-go solution for customers at CORE Sheffield.

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



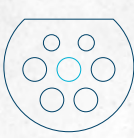
Waste segregation and recycling facilities



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

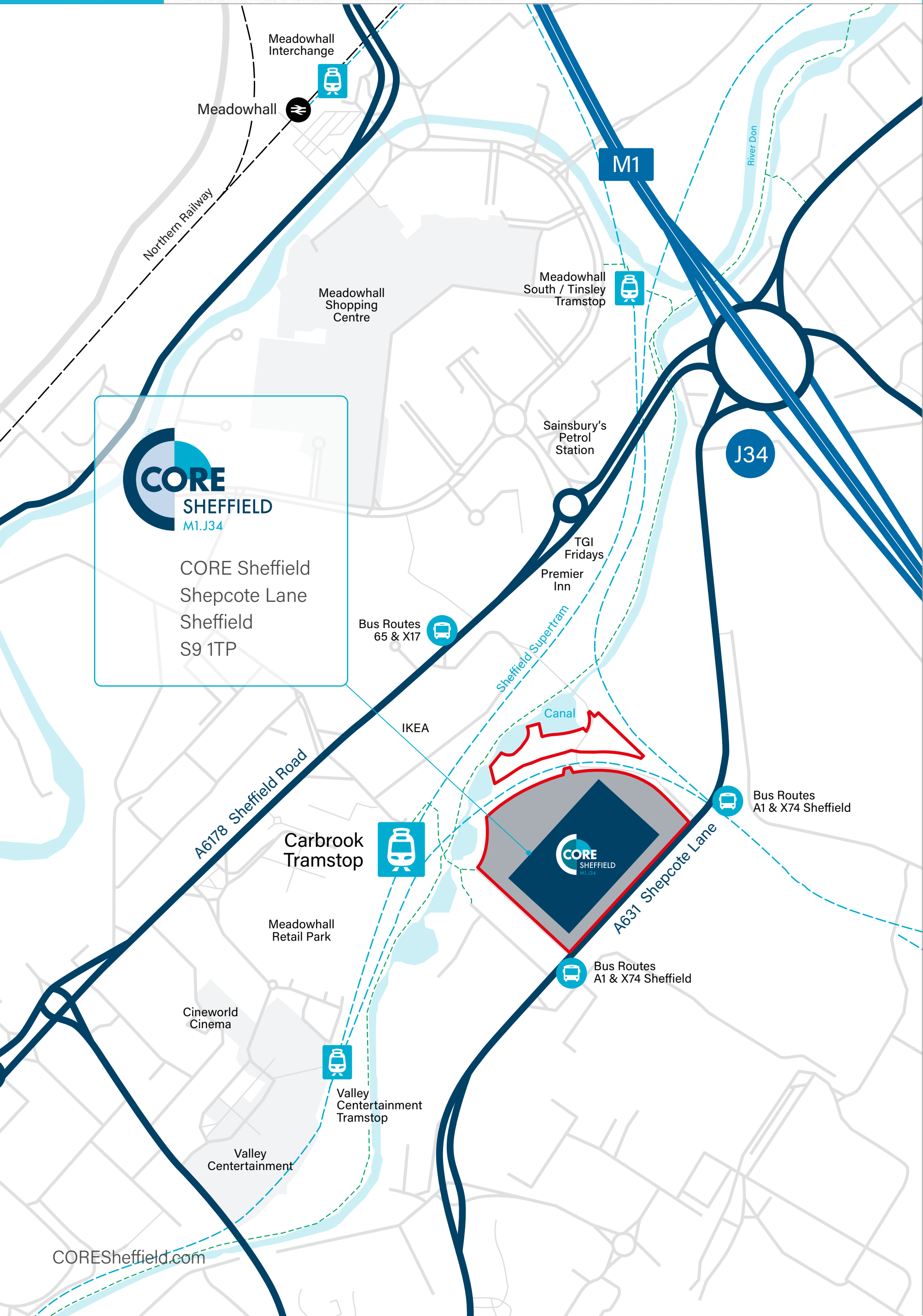




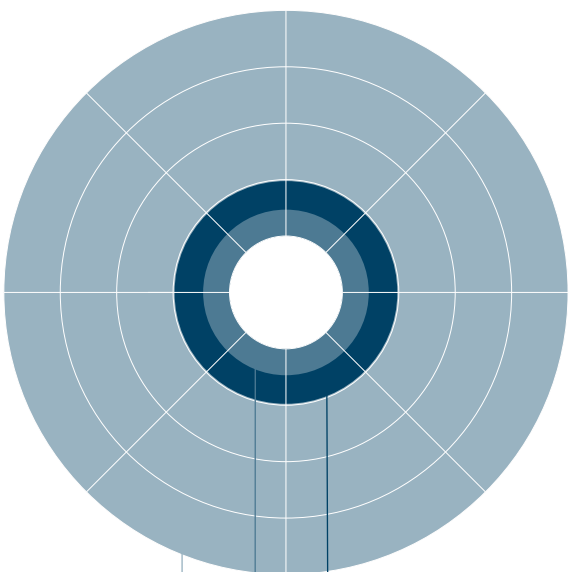
STRATEGIC

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





To Leeds (36 miles)

Meadowhall Shopping Centre

Costa Coffee

Ikea

Carbrook Tram Stop

Premier Inn Hotel

Sainsbury's Petrol Station

TGI Fridays

PLOT B

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

A631 Shepcote Lane

J34

Arthrex

ITM Power

ITM Power

M1

To Nottingham (58 miles)

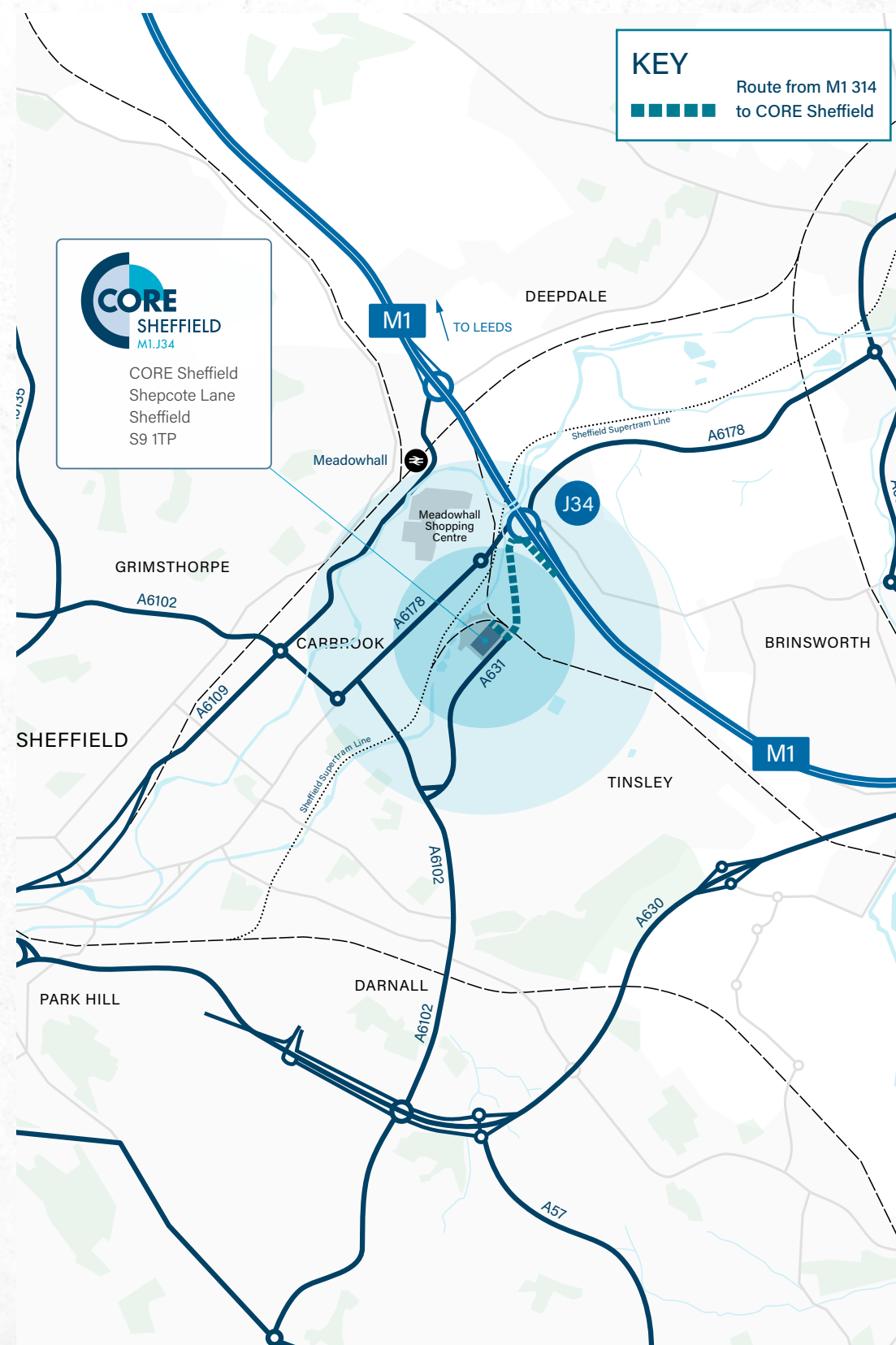
Forge Fix

PrettyLittleThing

Great Bear

STRATEGIC

by Design



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