



# europa

JUNCTION 34 M1 | EUROPA LINK | SHEFFIELD | S9 1TG

**TO LET /  
FOR SALE**

**NEW INDUSTRIAL / MANUFACTURING / LOGISTICS UNITS  
DELIVERING UP TO 271,750 SQ FT**

Building delivery from Q3 2025

BREEAM®

BREEAM Excellent



2MVA Power Supply  
Ability to upgrade



4 minutes drive from M1  
J34 & 6 minutes from J33



12 minutes drive from  
Sheffield City Centre





Meadowhall

M1

J34

ITM POWER

dormole

PRETTYLITTLETHING

great bear

A631  
SHEPCOTE LANE

ANCIENT WISDOM

Menzies  
DISTRIBUTION

EUROPA LINK



MOTORPOINT

EUROPA LINK

South Yorkshire  
POLICE





Option 1 - Single Unit





## Accommodation

**SINGLE UNIT: 271,750 SQ FT (25,246 SQ M)**



Bespoke configuration  
to your specification



Floor loading  
to suit end-user



Targeting  
BREEAM Excellent



50m yard depth



PV panels to roof



EV charging points



2Mva power with  
ability to upgrade



Dock level and  
level loading doors

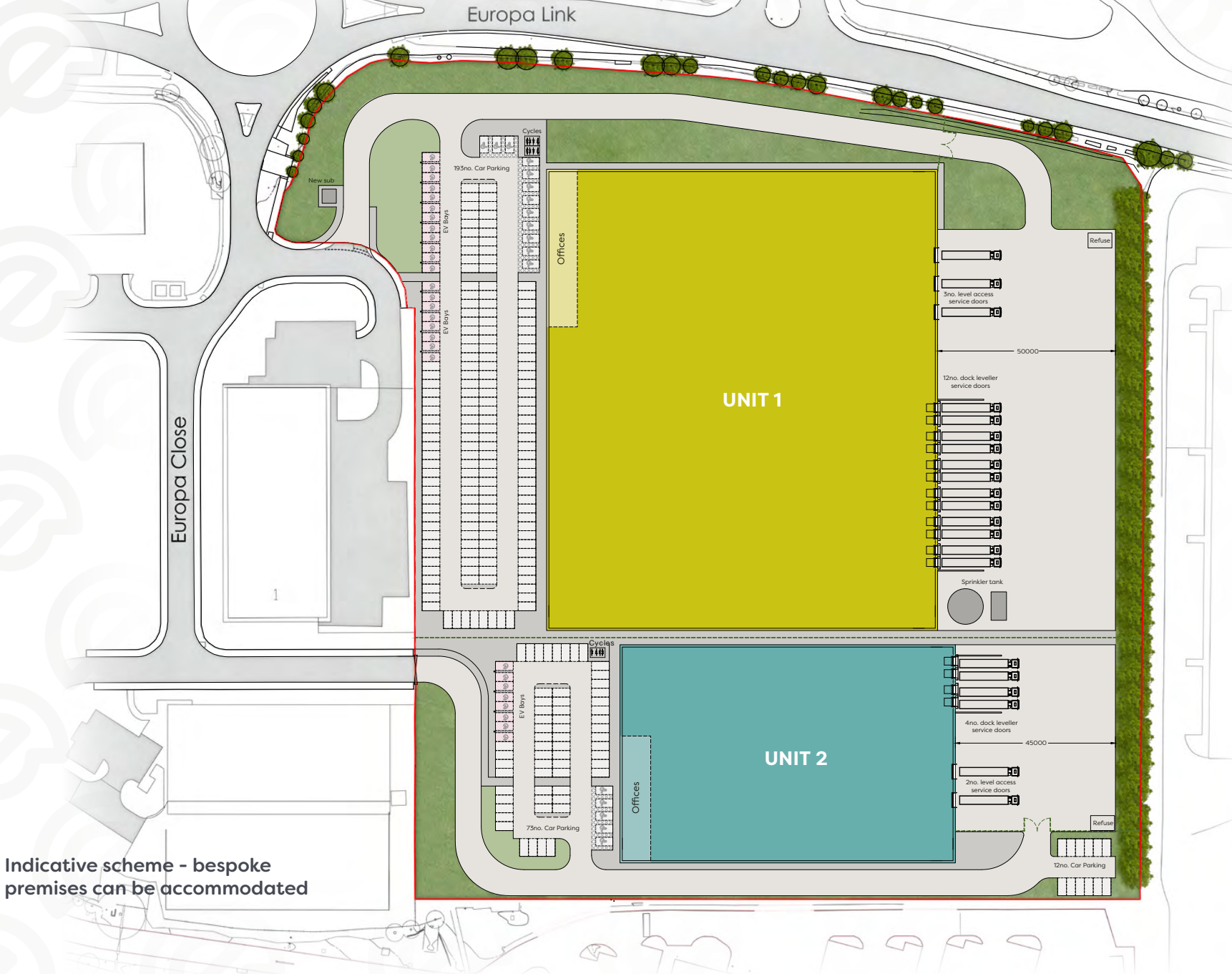


Up to 20m eaves height



Integral offices

**Option 1 - Single Unit**




Indicative scheme - bespoke  
premises can be accommodated

### Accommodation

**UNIT 1: 157,500 SQ FT (14,633 SQ M))**

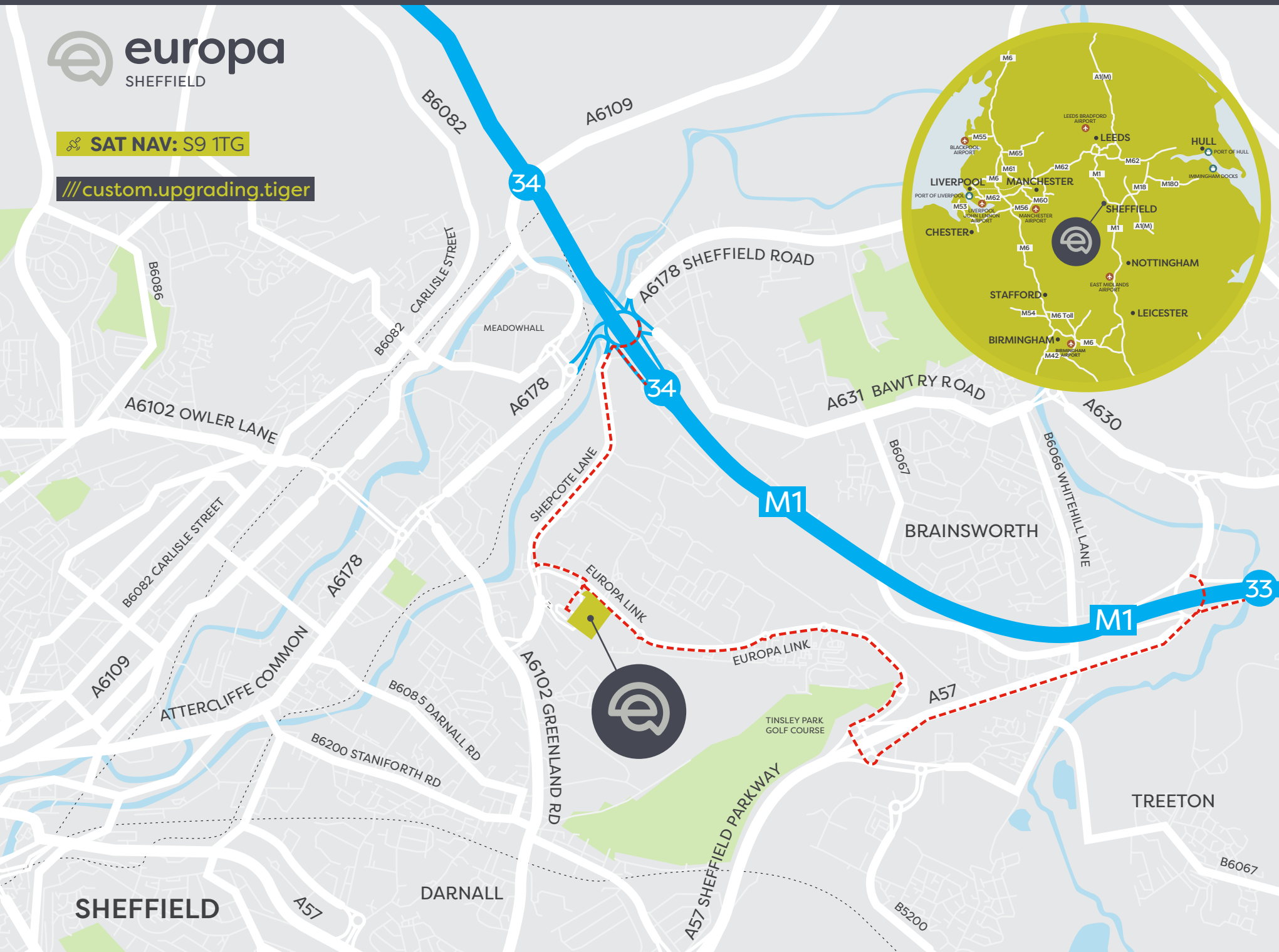
**UNIT 2: 63,000 SQ FT (5,853 SQ M)**

- |   |   |   |                                    |
|---|---|---|------------------------------------|
|    | Bespoke configuration to your specification |    | Floor loading to suit end-user     |
|    | Targetting BREEAM Excellent                 |    | 50m deep yards                     |
|    | PV panels to roof                           |    | EV charging points                 |
|   | 2MVa power with ability to upgrade          |   | Dock level and level loading doors |
|  | Up to 20m eaves height                      |  | Integral offices                   |



 **SAT NAV: S9 1TG**

**///custom.upgrading.tiger**



## Drive times



CAR	Miles	Mins
Sheffield	4	12
Rotherham	4.9	10
Leeds	27	40
Manchester	40	65



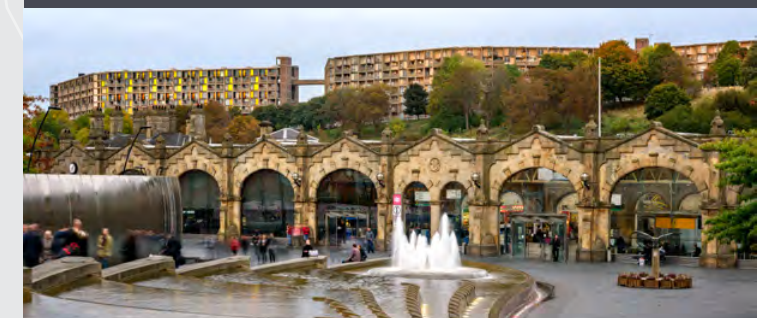
TRAIN	Miles	Mins
Meadowhall Interchange	3.5	9
Sheffield	5.5	10
Doncaster	18	27



PORT	Miles	Mins
Immingham	62	70
Hull Humber	65	65
Liverpool	90.5	110



AIR	Miles	Mins
Leeds Bradford	33	50
Manchester	42	65
East Midlands	49	65



## Location





J33

A57

TINSLEY  
FREIGHTLINER RAIL

M&S

M1

EUROPA LINK

outokumpu

South Yorkshire  
**POLICE**

PRETTYLITTLETHING

great bear

 **MOTORPOINT**

**Menzies**  
DISTRIBUTION

EUROPA LINK

 **ANCIENT WISDOM**  
WHOLESALE CUTLERY  
EST. 1999

TO A631  
SHEPCOTE LANE  
& J33 M1

Location





**1.4 million people** work in the Sheffield “travel to work” area



**477,000** people live **within 5 mile radius** of site



**30%** of the Sheffield workforce is **under 30 years** old



**900,000** are aged between **16 to 64 years** old



**38%** of them have a **degree or higher**



**65% of the UK population** can be reached within **4.5 hours**



# Case Studies

## Fulwood 190, J28, M1

Area	190,598 sq ft
ESG	BREEAM Excellent
EPC	A
	100% PV ready roof
Funder	Blackbrook Capital
Consultants	SGP, RPP BWB, Anderson Green



## Eclipse, Unity, Doncaster

Area	406,183 sq ft
ESG	BREEAM Excellent
EPC	A
	100% PV ready roof
Funder	Blackbrook Capital
Consultants	AJA, RPP, Adept, Anderson Green



## RULA DEVELOPMENTS

Rula Developments, established in 2016, is a privately-owned development company covering the North West, Midlands and Yorkshire. The company is well resourced financially, backed by investment partner Coda Investments. Further details are available on request.

The team at Rula has over 50 years direct development experience delivering more than 5 million sq ft of manufacturing and distribution developments for well-known companies across a range of sectors.

The wealth of experience across the team ensures an optimal design and specification whilst helping to future proof the building and protect the investment value of the asset. Rula has a strong track record of securing planning consents and during project delivery enabling projects to be delivered on time and to the highest standards.

“ Over 50 years direct development experience delivering more than 5 million sq ft of manufacturing and distribution developments. ”





## LEGAL COSTS

Each party to be responsible for their own legal costs involved in any transaction.

## TERMS

The building(s) are available for sale or to let on terms to be agreed.

## VAT

All prices quoted are excluding VAT, to be charged at the prevailing rate.

## EPC

An EPC will be prepared upon completion. The developer is aiming for EPC A.

## SOUTH YORKSHIRE INVESTMENT ZONE

The site is located within the South Yorkshire Investment Zone.

Qualifying businesses will benefit from an extensive support package, led by South Yorkshire Mayoral Combined Authority (SYMCA.)

Further details are available at **SYIZ** or on request.

## ALL ENQUIRIES

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## A DEVELOPMENT BY:



[www.europa-sheffield.co.uk](http://www.europa-sheffield.co.uk)

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