



J1 M18 | ROTHERHAM | S66 8EY | UK
what3words /// flip.sheepish.trip

PANATTONI PARK

ROTHERHAM

AVAILABLE NOW
TO LET/MAY SELL

Industrial logistics spec build

80,870 sq ft

panattoni.co.uk/rotherham

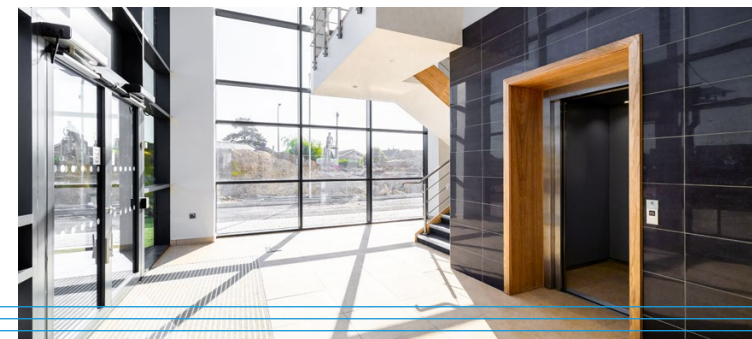
PANATTONI PARK ROTHERHAM 80

PANATTONI PARK ROTHERHAM 80



M18 

J1





**PANATTONI PARK
ROTHERHAM 630**

LET TO ALLIANCE
AUTOMOTIVE GROUP

ROTHERHAM 80 80,870 SQ FT

Panattoni Park Rotherham consists of two industrial warehouse units of 80,870 and 629,717 sq ft, the larger unit pre-let to Alliance Automotive Group.

With amenities on the doorstep, Panattoni Park Rotherham offers an established location with good public transport links, allowing the location to draw upon a pool of competitively priced labour well suited to industrial and logistics operations. Local occupiers include Great Bear, Clipper Logistics, DX and FedEx.

High quality specification

Rotherham 80 benefits from a Grade-A specification inside and out.

Inside, a reception and lift leads on to first floor offices. These benefit from raised floors, lowered ceilings, a fully fitted kitchen and high quality WCs. All are heated and cooled by an efficient HVAC system with automatic controls.













Outside, generous level access and dock door provision opens on to a secure 48m goods yard with 24 hour access. In the car park, 20% of the 75 spaces feature EV charging facilities.



SPECULATIVELY BUILT UNIT

80,870 sq ft

BASE SPECIFICATION

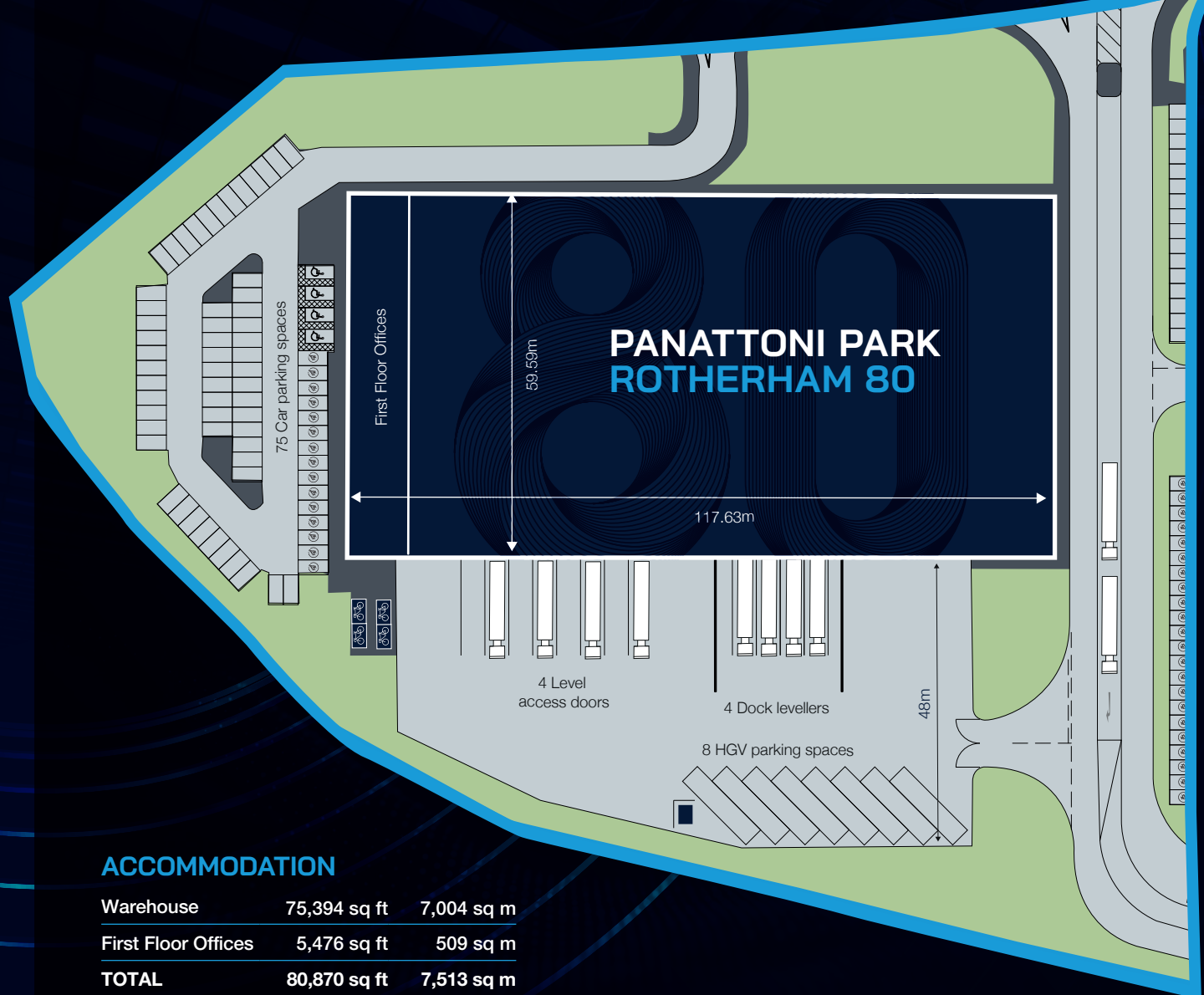
 4 LEVEL ACCESS DOORS	 4 DOCK LEVELLERS	 8 TRAILER PARKING SPACES	 75 CAR PARKING SPACES
 20% EV CHARGING POINTS	 48m YARD DEPTH	 12.5m CLEAR INTERNAL HEIGHT	 50kN/m ² FLOOR LOADING
 FM2 FLOORING	 750KVA POWER SUPPLY	 7 tonne RACK LEG LOADING	 15% ROOF LIGHTS

BREEAM®

A 19

Very Good
BREEAM
RATING

'A'
EPC
RATING



ACCOMMODATION

Warehouse	75,394 sq ft	7,004 sq m
First Floor Offices	5,476 sq ft	509 sq m
TOTAL	80,870 sq ft	7,513 sq m

PANATTONI

SUSTAINABLE AS STANDARD

Benefit from a high standard specification, achieving BREEAM 'Very Good' to prioritise energy efficiency and reduce operating costs.



Building fabric designed and constructed to very high standards of insulation and air tightness



15% rooflights to warehouse roof resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted solar photovoltaic (PV) system



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Cycle parking



Sub-metering of energy consumption



ESG Meets environmental & social standards

BREEAM® BREEAM 'Very Good'

A 19

EPC rating of 'A'



LABOUR MARKET

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



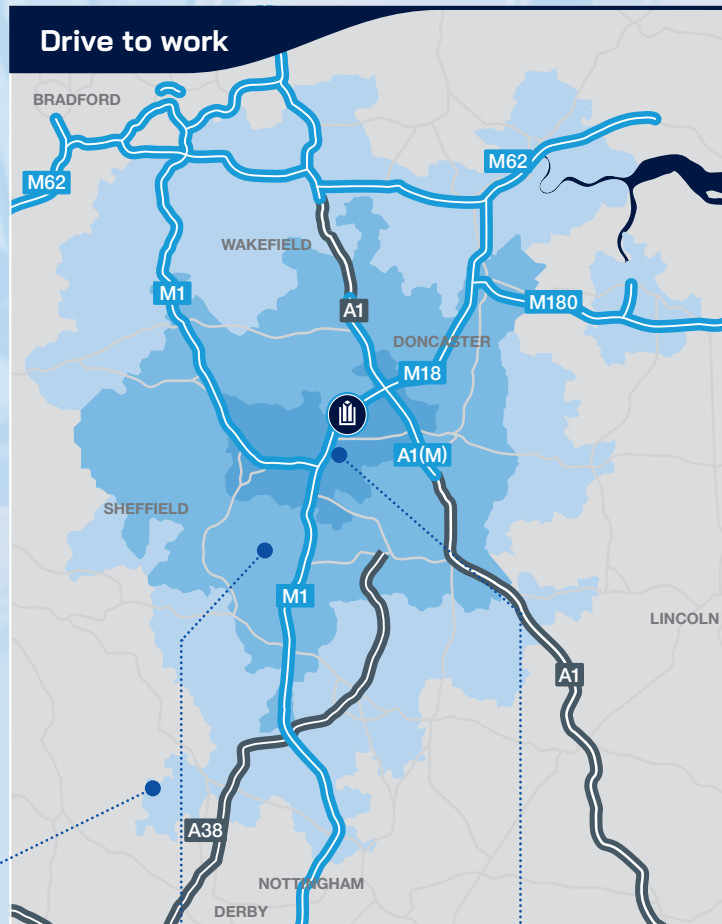
30,000
workers in
transport & storage
6.1% vs. 5.1% UK

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



2.8 million
CONSUMERS WITHIN
45 MINS BY VAN

1.5 million
CONSUMERS WITHIN
30 MINS BY VAN

277,590
CONSUMERS WITHIN
15 MINS BY VAN

Sources: www.drivetimemaps.co.uk

HGV drive times



	miles	h:mm
M18 J1	0	1
M1 J32	3	4
Rotherham	5	7
A1(M)/M18 Interchange	7	10
Doncaster	12	17
Sheffield	12	18
M62/M1 Interchange	24	35
Leeds	41	60
Manchester	51	1:16
Birmingham	85	2:07
Newcastle	124	3:06
London	161	4:02



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



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



	miles	h:mm
iPort	10	14
Maritime Wakefield	30	45

Source: Lorry Route Planner

The world's largest privately owned industrial developer

Panattoni is the world's largest privately owned industrial developer, having developed 610 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

37
years since
inception

2,500
international
customers

225 million+
sq ft developed by
Panattoni across Europe

610 million+
sq ft developed by
Panattoni worldwide



Indicative images only



PANATTONI PARK ROTHERHAM 80

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.



Knight Frank
0114 272 9750
020 762 98171
knightfrank.co.uk

Rebecca Schofield
rebecca.schofield@knightfrank.com

Charles Binks
charles.binks@knightfrank.com

M1 AGENCY
0113 487 3337

Andy Hall
andy.hall@m1agency.co.uk

Henry Watson
henry.watson@m1agency.co.uk

CPA
COMMERCIAL PROPERTY PARTNERS
0114 273 8857
www.cppartners.co.uk

Toby Vernon
toby@cppartners.co.uk

Ed Norris
ed@cppartners.co.uk

panattoni.co.uk/rotherham

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. 34835 08/24