

# To Let

Brand new Industrial/Warehouse development

magna34  
Sheffield/Rotherham  
Junction 34 M1

Under Construction  
Completion Q3 2021



- High specification industrial/warehouse units
- Excellent position on Sheffield Road
- Close to Junction 34 M1

13 Modern Warehouse Units  
Unit sizes from **2,519 - 11,906 sq ft**

magna 34 | Sheffield Road A6178 | Rotherham | S60 1DX

M1

34

magna34  
Sheffield/Rotherham  
Junction 34 M1

SHEFFIELD ROAD

## Description

The new units will provide modern warehouse space built to a high specification of sustainability. Each unit to include:

- BREEAM Very Good
- 6m height to underside of haunch
- Modern Office accommodation
- Kitchenette and WC facilities
- Full height roller shutter loading door access
- Secure shared yard and parking area
- 3 phase electricity



## Accommodation

Unit	SQ M	SQ FT
1A	317	3,412
1B	241	2,594
1C	301	3,240
1D	301	3,240
2	443	4,768
3A	305	3,283
3B	234	2,519
3C	234	2,519
3D	235	2,530
3A-D	1,008	10,851
3E	277	2,982
3F	276	2,971
3G	276	2,971
3H	277	2,982
3E-H	1,106	11,906
<b>Total GIA</b>	<b>3,717</b>	<b>40,011</b>

## Availability/Terms

Each unit is available to let by way of a new lease on FRI terms to be agreed.

## VAT

VAT will be payable at the prevailing rate.

## EPC

EPC will be provided upon completion of the scheme.

## Site Plan



## Situation

The property is situated on the successful Magna Business Park development approximately 1.0 mile from J34 M1 giving excellent connectivity to Yorkshire, the Midlands and, via the M18 and M62, to the Humberside ports.

## Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

## Location

The property is located in Rotherham, South Yorkshire approximately 5 miles north east of Sheffield and has an urban population of 257,800. It benefits from excellent transport links in the form of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South (Nottingham, Milton Keynes and London).



## Further Information

For further information, please contact the joint letting agents.



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