

ROTHERHAM

Magna 34 Business Park

Available To Let

13 modern warehouse units
Unit sizes from 2,519 - 11,906 sq ft

Magna 34 Business Park



High specification industrial/
warehouse units



Excellent position on Sheffield Road



Close to Junction 34 M1



Secured yard areas

Under construction – To Let
13 modern warehouse units
Unit sizes from 2,519 – 11,906 sq ft

Magna 34 Business Park is a brand new industrial development, located on Sheffield Road in Rotherham. The site will offer high specification industrial/warehouse units in an excellent position on Sheffield Road, close to Junction 34 of the M1.

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



Secure parking area



Secure shared yard



6m eaves height



Three phase electricity



Kitchenette and WC facilities



Full height roller shutter loading door access

Siteplan



Accommodation

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

Units can be combined to accommodate larger requirements of up to 11,906 sq ft.

Magna 34 Business Park

Units 1A-3H Magna 34, Temple Close, Rotherham, South Yorkshire S60 1DX

EPC

All units have an EPC rating of B

VAT

VAT will be payable at the prevailing rate.

Terms

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

Location

Magna 34 Business Park is a brand new industrial development located in Rotherham, South Yorkshire. The site is approximately five miles north east of Sheffield. 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). The property is situated on the successful Magna 34 Business Park development approximately one mile from J34 M1 giving excellent connectivity to Yorkshire, the Midlands and, via the M18 and M62, to the Humberside ports.

Viewing / Further Information



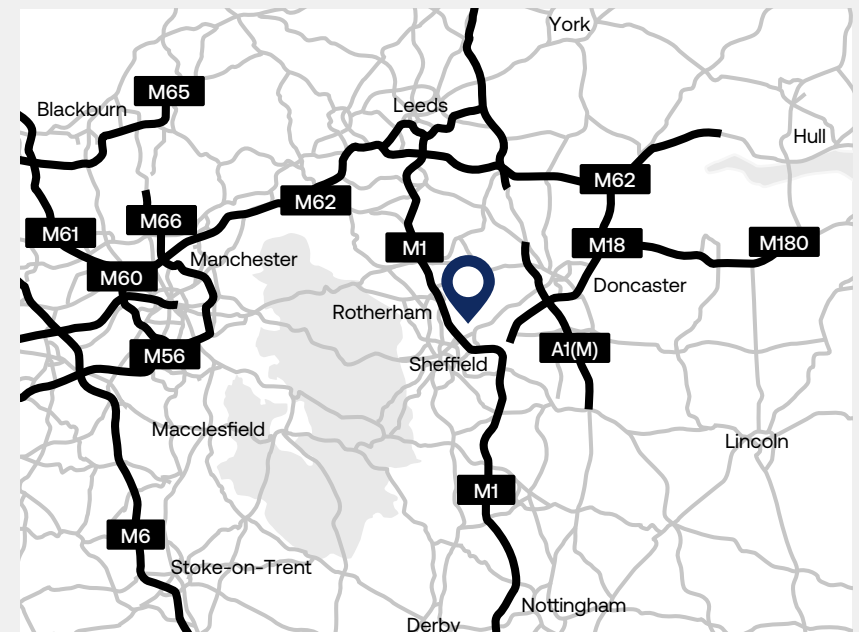
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