

Mileway

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

ROTHAM

Magna 34 Business Park

Available To Let

13 modern warehouse units
Unit sizes from 2,535 - 11,962 sq ft

Logistics real estate urbanised

mileway.com

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	3,408	317
Unit 1B	2,629	244
Unit 1C	3,242	301
Unit 1D	3,255	302
Unit 2	4,758	442
Unit 3A	3,304	307
Unit 3B	2,535	236
Unit 3C	2,538	236
Unit 3D	2,548	237
Unit 3A-D	10,925	1,016
Unit 3E	2,992	278
Unit 3F	2,990	278
Unit 3G	2,988	278
Unit 3H	2,992	278
Unit 3E-H	11,962	1,112
Total GIA	40,179	3,733

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

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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 Humber side ports.

Viewing / Further Information



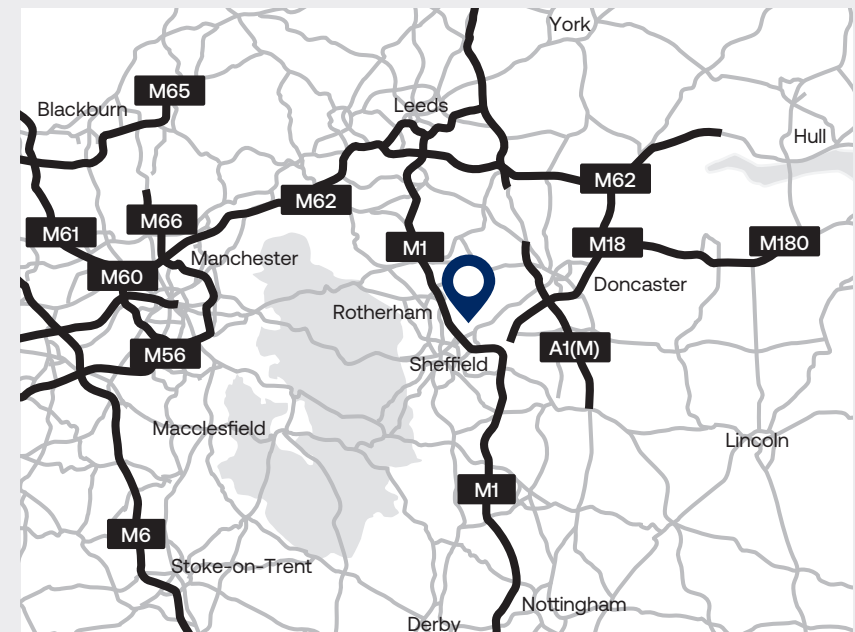
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Property owned by **Mileway**

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