



## Brand New High Specification Industrial/Warehouse Unit 5,727 Sq Ft (532.04 Sq M)

- Excellent Position on Sheffield Road, Close to J34 M1
- Due for completion in April 2023
- Secure Yard and Parking Area

# Brand New High Specification Industrial/Warehouse Unit

## 5,727 Sq Ft (532.04 Sq M)

### 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). In addition, the M18, accessed at Junction 32 of the M1, provides access to the Humber Ports.

### Description

Magna Site 5 will provide a brand new industrial/warehouse unit. The unit is currently under construction and due for completion in April 2023. The new unit will provide detached modern warehouse space built to a high specification of sustainability.

The unit will include:

- > 6m Eaves Height
- > Modern Fitted Out Office Accommodation
- > Fibre BT Supplied to Office
- > Kitchenette and WC facilities
- > Full Height Roller Shutter Loading Door Access
- > Secure yard and parking area
- > 3 Phase Electricity
- > 10 Parking Spaces

### Accommodation

DESCRIPTION	SQ FT	SQ M
Magna Site 5	5,727	532.04
<b>TOTAL</b>	<b>5,727 SQ FT</b>	<b>532.04 SQ M</b>

### Terms

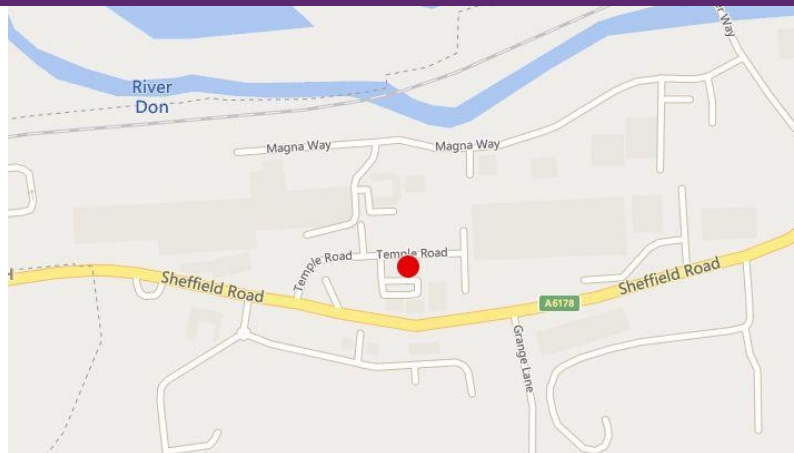
Property available to rent on new lease terms to be agreed. Alternatively the property is available to purchase.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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June 2023



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