



Industrial Unit to Let

2,535 Sq Ft (235.5 Sq M)

- High specification industrial/warehouse units
- Excellent position on Sheffield Road, close to J34 M1
- 3 phase electricity

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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).

Description

Magna 34 Business Park provides a business park comprising of 13 industrial/warehouse units.

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

Each unit is to include:

- > Built to 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

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,535	235.5
TOTAL	2,535 SQ FT	235.5 SQ M

Terms

FRI Terms to be agreed. Quoting £25,500 pa

VAT

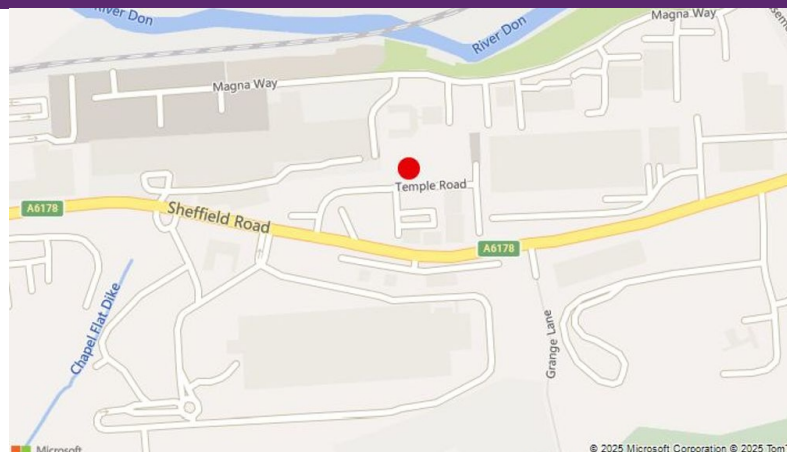
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA have the current rateable value for the premises is £13,250. Payable based on the current UBR of 54.6 pence to the pound is £7234.50

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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