



Quality Modern Industrial Unit - To Let

29,571 Sq Ft (2,747.15 Sq M)

- Detached High Spec Unit
- 8 metre eaves height
- Ideally Located Close to Rotherham/Sheffield & J34 M1

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Location

The property is located at the popular Magna 34 Development in Rotherham close to Junction 34 of the M1 Motorway on the Sheffield/Rotherham border. The location is now established as a prime location given the continued development in the immediate area and proximity to the Meadowhall Shopping Centre and Retail Park.

The property benefits from excellent transport links in the form of the M1 and M18. Both Sheffield and Rotherham centres are a short distance away.

Description

The premises comprise a high quality, steel portal framed warehouse/distribution unit with ancillary offices constructed in 2007. The unit benefits from the following specification:

- > 8m height to underside of haunch
- > 37.5kn per sq m floor loading
- > multiple roller shutter loading doors (2 are full height)
- > Lighting to the warehouse
- > Glazed entrance
- > Site cover approximately 40%

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	24,601	2,285.43
Ground Floor Offices	2,485	230.86
First Floor Offices	2,485	230.86
TOTAL	29,571 SQ FT	2,747.15 SQ M

Terms

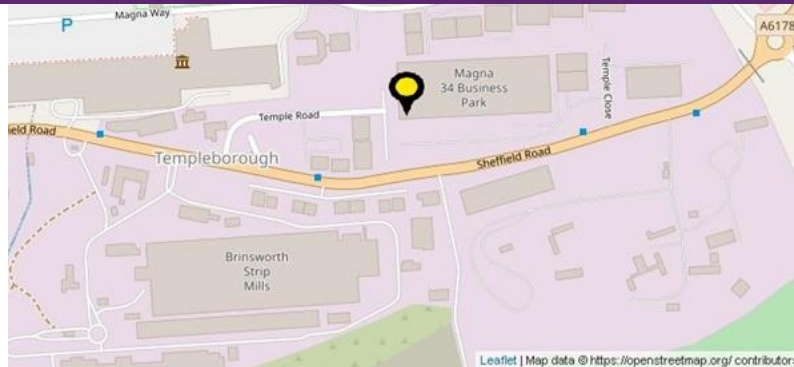
The existing lease will end early in 2026 and therefore the proposal will be for a new lease with FRI terms to be agreed quoting £8 per sq ft - £236,568 pa.

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

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cpp.uk

Will Rowe

T: 0114 2738857

M: 07709 281 377

E: will@cpp.uk

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