

GRANGE34

J34 M1 SHEFFIELD S9 1HW



TO LET 4 INDUSTRIAL / WAREHOUSE UNITS
FROM 10,064 TO 50,505 SQ FT
(935 TO 4,692 SQ M)

on behalf of

network
space



DESCRIPTION

Grange 34 comprises 4 industrial/warehouse units with a large secure loading yard and parking area.

The property has been extensively refurbished including:

- New offices and welfare facilities to each unit
- Refurbished roofsheets, rooflights, gutters and downpipes
- Internal and external decoration



GRANGE34
J34 M1 SHEFFIELD S9 1HW

GENERAL SPECIFICATION

The units are of steel frame construction, providing excellent open span warehouse space with ancillary office accommodation. The units have undergone a full refurbishment, providing the following specification:-



Full height,
insulated up & over
ground level
loading doors



8m clear
internal
height



13.4m to
underside of
ridge



Large
secure yard
area



15%
roof
lights



PIR LED
warehouse
lights



Office and
welfare
facilities



CCTV and
individual
unit alarms





34 (S)

34 (N)

Grange Mill Lane

M1



GRANGE34

J34 M1 SHEFFIELD S9 1HW

UNIT 1



BUILDING SPECIFICATION

- 

50,505 sq ft (may split)
- 

PIR LED warehouse lights
- 

8m clear internal height
- 

Power 230 kVA
- 

Fitted office accommodation
- 

16 car parking spaces plus 1 accessible
- 

4 level access loading doors
- 

Additional secure yard to the side of the unit

UNIT 2



BUILDING SPECIFICATION

- 

22,537 sq ft
- 

PIR LED warehouse lights
- 

8m clear internal height
- 

Power 70 kVA
- 

Fitted office accommodation
- 

19 car parking spaces plus 1 accessible
- 

2 level access loading doors
- 

Additional secure yard to the side of the unit

GRANGE34

J34 M1 SHEFFIELD S9 1HW

SITE PLAN



ACCOMMODATION

The premises provide the following GIA

	Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
Unit 1	49,041	1,464	50,505
Unit 2	21,224	1,313	22,537
Unit 3	19,029	1,184	20,213
Unit 4	9,601	463	10,064
Total	99,214	4,105	103,319

NB: Unit 1 offers flexibility to be split to offer 2 units from 19,948 - 30,557 sq ft

UNIT 3



BUILDING SPECIFICATION

- 

20,213 sq ft
- 

PIR LED warehouse lights
- 

8m clear internal height
- 

Power 70 kVA
- 

Fitted office accommodation
- 

7 car parking spaces plus 1 accessible
- 

2 level access loading doors

UNIT 4



BUILDING SPECIFICATION

- 

10,064 sq ft
- 

PIR LED warehouse lights
- 

8m clear internal height
- 

Power 70 kVA
- 

Fitted office accommodation
- 

4 car parking spaces plus 1 accessible
- 

1 level access loading doors



LOCATION

Grange 34 is strategically located just off J34 of the M1 Motorway, offering excellent connectivity to the regional and national road network.



Being only 1 mile from the M1, it is highly accessible for warehousing and manufacturing operations. Nearby amenities include Meadowhall Shopping Centre, which is approximately 1.4 miles from the property.



Meadowhall Transport Interchange is 1.6 miles away where there is a park and ride and access to bus, tram and train services.



TRAVEL TIMES

Destination	Distance (miles)	Time (in mins)
J34 (N) M1	0.3	2
Rotherham Centre	3.4	8
Sheffield Centre	5.9	18
AMP	12	6.5
M18	12.3	15
M62	25	27

Source: AA Routeplanner

DEMOGRAPHICS



Grange 34 is in a prime location within **20 minutes** drive of Sheffield & Rotherham city centres



Sheffield and Rotherham have a population of **820,000** (Nomis, 2021)



2 Million economically active people within a 45 minute drive



The average weekly pay for a warehouse operative in south Yorkshire is **£502.00** (Indeed, 2025)



40,000 people work in the distribution and logistics sector, 6.8% of South Yorkshire working population (Nomisweb, 2024)



1.4 Million people of working age within a 60 minute drive



GRANGE34

J34 M1 SHEFFIELD S9 1HW



SERVICES

Each unit has water, gas and 3-phase electricity.

TERMS

The premises are available to let by way of a new lease on terms to be agreed.

EPC

EPC's are detailed below:

Unit 1	C-73
Unit 2	C-70
Unit 3	C-62
Unit 4	B-50



VAT

VAT will be charged at the prevailing rate.

BUSINESS RATES

Interested parties to verify the rates payable.

PLANNING

The premises have planning consent for E(g)(iii), B2 and B8 facilities.

AML

In accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts.

CONTACTS

Rebecca Schofield

M: 07776 172123

E: Rebecca.Schofield@knightfrank.com

Will Rowe

M: 07709 281377

E: will@cpp.uk

Toby Vernon

M: 07872 377228

E: toby@cpp.uk



on behalf of

**network
space**

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither CPP, Knight Frank nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Please contact CPP or Knight Frank for the source and date reference. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. September 2025.

