

Magna 34 Business Park

Templeborough Rotherham S60 1DX

Warehouse | 29,543 ft²



Close to M1 J34



Secure yard



3 x Roller shutter door



8 m eaves height



LED lighting

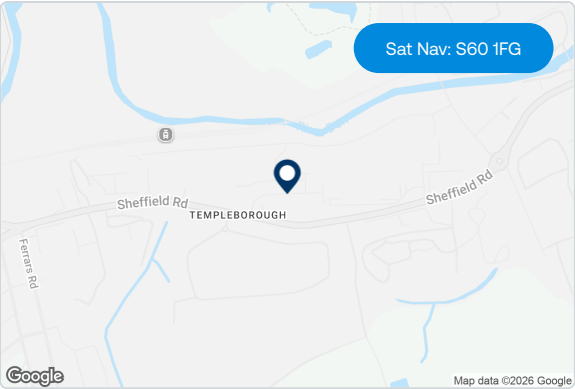


Three-phase power

Available to Let



LastMileFirst | mileway.com



Description

Magna 34 Business Park is an industrial development, located on Sheffield Road in Rotherham. The estate offers high specification industrial/warehouse units in an excellent position on Sheffield Road, close to Junction 34 of the M1 motorway. Unit E02 is of a high quality, steel portal framed warehouse/distribution unit with ancillary offices constructed in 2007. The unit has LED lighting, three-phase power, 3x roller shutter bay doors, 8m height to underside of haunch and 37.5kn per sq m floor loading. There is ample parking with 24-hour access to the estate.

Location

The property is located at the popular Magna 34 Development in Rotherham close to Junction 34 of the M1 Motorway on the Sheffield and 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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit E02	Warehouse	29,543	Immediately
Total		29,543	

Further information

EPC	Terms	Legal costs
Unit E02: B	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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