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google maps

GRANGE34

J34 M1 SHEFFIELD S9 1HW



UNITS 1A&1B

on behalf of network space

TO LET INDUSTRIAL / WAREHOUSE UNITS

UNIT 1A 26,823 SQ FT & UNIT 1B 23,504 SQ FT

UNITS CAN BE COMBINED TO PROVIDE 50,327 SQ FT



UNITS 1A&1B

DESCRIPTION

Grange 34 comprises 5 industrial /warehouse units with a large secure loading yard and parking area.

The premises have been extensivley refurbished and following recent lettings to Haiducii and Bestsellers Direct Ltd, Unit 1A & 1B are available to let.

Unit 1A and 1B could be combined to accommodate up to 50,327 sq ft.

The premises benefit from:

- Full refurbishment to elevations
- New roof coating, refurbished roof lights, gutters and down pipes
- Full internal decoration
- Lighting to the warehouse
- New offices, kitchen and WCs





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

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UNIT 1B



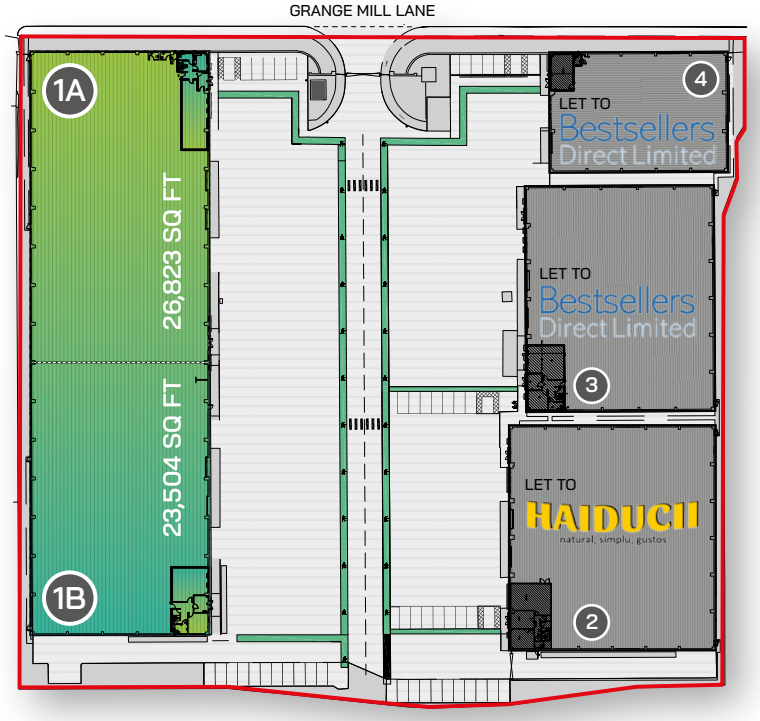
(UNIT 1B) BUILDING SPECIFICATION

- 23,504 sq ft (2,184 sq m)
- 8m clear internal height
- Fitted office accommodation
- 2 level access loading doors
- PIR LED warehouse lights
- Power 140 kVA
- On site parking
- Additional yard to the side of the unit

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SITE PLAN



ACCOMMODATION

The premises provide the following GIA

	W'house (sq ft)	Office (sq ft)	Total (sq ft)
Unit 1A	25,365	1,458	26,823
Unit 1B	22,288	1,216	23,504
Total	47,653	2,674	50,327
Unit 2	LET TO HAIDUCII		
Unit 3	LET TO BESTSELLERS DIRECT LTD		
Unit 4	LET TO BESTSELLERS DIRECT LTD		

Units 1A & 1B are neighbouring and can be taken in combination to make one 50,327 sq ft unit

UNIT 1A



(UNIT 1A) BUILDING SPECIFICATION

- 26,823 sq ft (2,492 sq m)
- 8m clear internal height
- Fitted office accommodation
- 2 level access loading doors
- PIR LED warehouse lights
- Power 140 kVA
- On site parking



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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

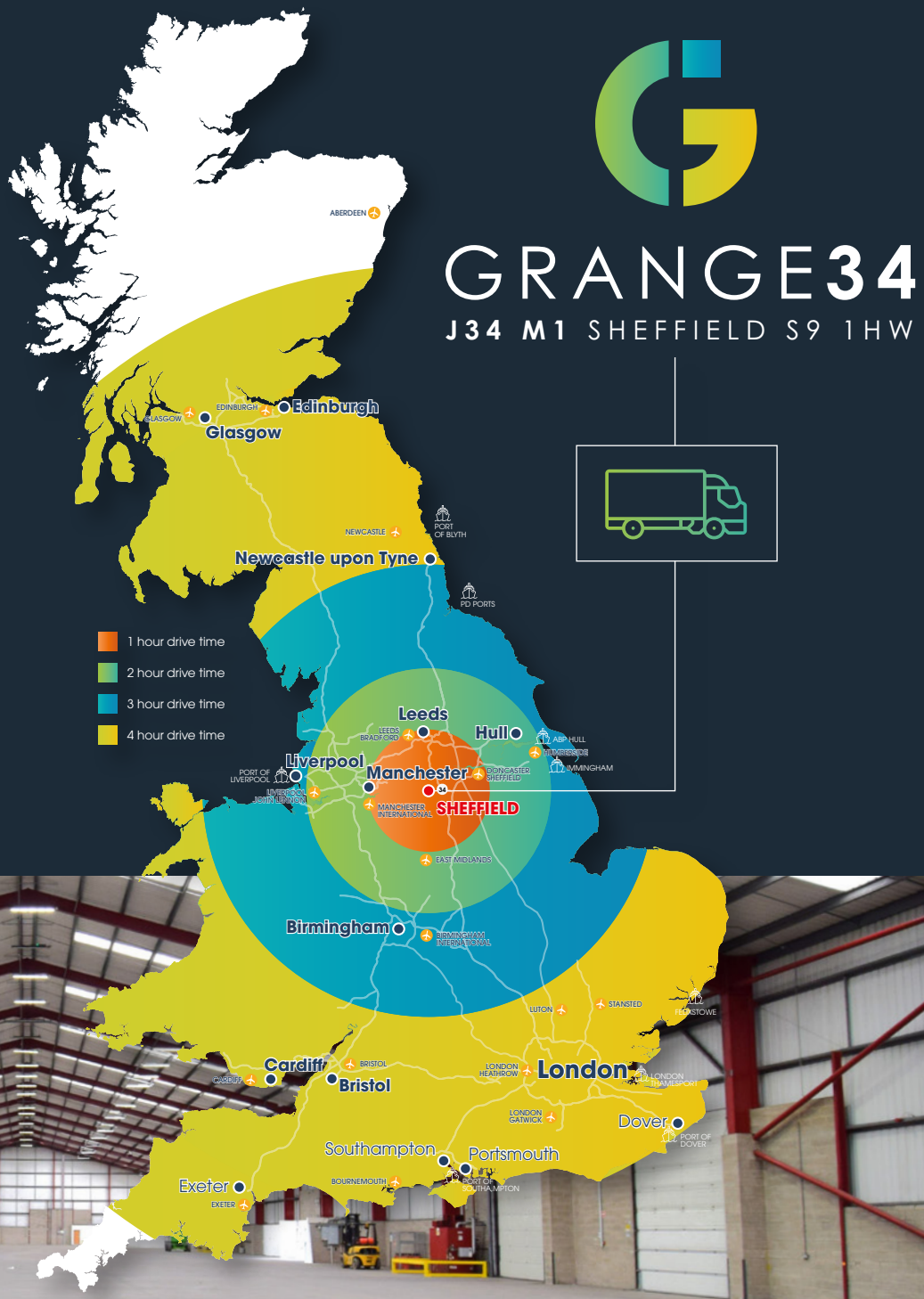
Sheffield and Rotherham have a population of **820,000** (Nomis, 2021)

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





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SERVICES

Each unit has water and 3-phase electricity.

EPC

Available on request.

TERMS

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



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

Will Rowe
M: 07709 281377
E: will@cpp.uk

Rebecca Schofield
M: 07776 172123
E: rebecca.schofield@knightframk.com

Toby Vernon
M: 07872 377228
E: toby@cpp.uk

Knight Frank
Sheffield
0114 272 9750
KnightFrank.co.uk

COMMERCIAL PROPERTY PARTNERS
0114 273 8857
www.cpp.uk

on behalf of network space

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