

# To Let

Warehouse/Industrial unit  
29,543 sq ft

# magna34

Sheffield/Rotherham  
J34/M1



unit 2 - magna 34 | Sheffield Road | Templeborough | S60 1DX

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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). In addition, the M18, accessed at Junction 32 of the M1, provides access to the Humber ports.

## Situation

The property is situated on the successful Magna Business Park development approx. 1.0 mile from J34 M1 giving excellent connectivity to Yorkshire, the Midlands and, via the M18 and M62, to the Humber ports.

## 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
- 4 roller shutter loading doors (2 are full height)
- Lighting to the warehouse
- Glazed entrance
- Site cover approximately 40%

## Accommodation

Area	SQ M	SQ FT
Ground Floor Offices	247	2,657
First Floor Office	247	2,657
Warehouse	2,251	24,229
<b>Total</b>	<b>2,745</b>	<b>29,543</b>



## Terms

The premises are available to let by way of a new lease on FRI terms to be agreed. An estate service charge is also payable under the terms.

## Rateable Value

The property is listed as Warehouse and Premises with a Rateable Value of £109,000. Rates payable is approximately £54,936 for 2020/21.

## EPC

The building has an EPC rating of D (99).

## VAT

VAT will be payable at the prevailing rate.

## Further Information

For further information, please contact the joint letting agents.



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