

Attracting Success

MAGNA34

BUSINESS PARK • J34-M1 SOUTH YORKSHIRE

FOR SALE / TO LET

OFFICES / INDUSTRIAL / DISTRIBUTION

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BUSINESS PARK • J34-M1 SOUTH YORKSHIRE

OFFICES / INDUSTRIAL / DISTRIBUTION

Magna 34 is a strategically located 19 acre business park offering a mix of high quality office accommodation, industrial units and a 160,894 sq ft (14,948 sq m) distribution facility.

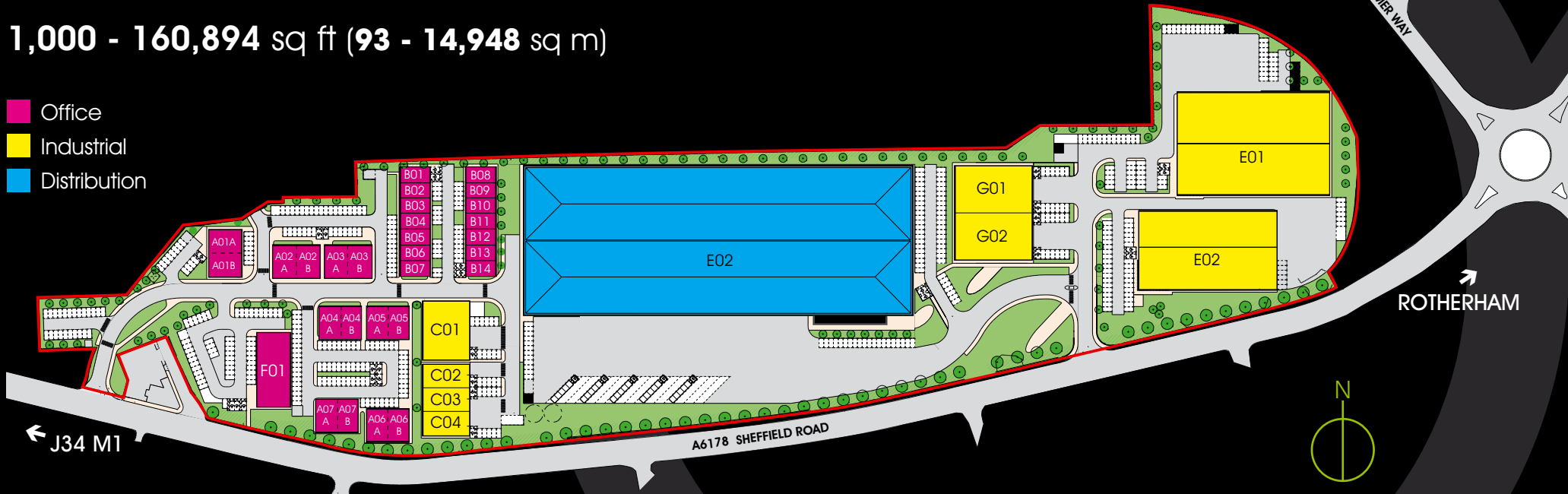
Magna 34 occupies a prominent position on the A6178 Sheffield Road, adjacent to the well known Magna Science and Adventure centre.

The attractive business park setting will provide a mix of units from 1,000 sq ft (93 sq m) with accommodation being available for sale or to let.



1,000 - 160,894 sq ft (93 - 14,948 sq m)

- Office
- Industrial
- Distribution



ACCOMMODATION

UNIT NO.	SQ M	SQ FT
OFFICES		
A01A	331	3,563
A01B	331	3,563
A02A	331	3,563
A02B	331	3,563
A03A	331	3,563
A03B	331	3,563
A04A	295	3,176
A04B	295	3,176
A05A	295	3,176
A05B	295	3,176
A06A	295	3,176
A06B	295	3,176
A07A	295	3,176
A07B	295	3,176

UNIT NO.	SQ M	SQ FT
B01	201	2,165
B02	201	2,165
B03	201	2,165
B04	201	2,165
B05	201	2,165
B06	201	2,165
B07	201	2,165
B08	201	2,165
B09	201	2,165
B010	201	2,165
B011	201	2,165
B012	201	2,165
B013	201	2,165
B014	201	2,165
F01	1,563	16,825

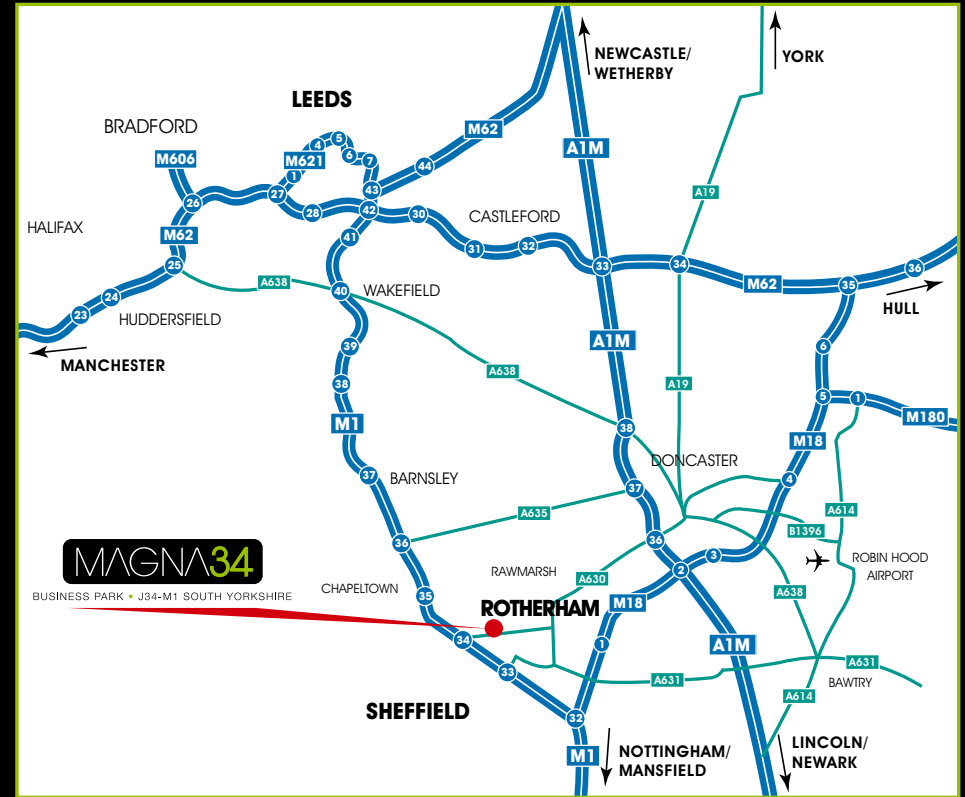


We are able to accommodate smaller office requirements from 1,000 sq ft (92 sq m) on a floor by floor basis.

UNIT NO.	SQ M	SQ FT
INDUSTRIAL		
C01	615	6,620
C02	253	2,722
C03	253	2,722
C04	253	2,722
G01	849	9,139
G02	849	9,139
E01	3,944	42,454
E02	2,913	31,356
DISTRIBUTION		
D01	14,948	160,894

LOCATION

J34 M1 - ROTHERHAM SOUTH YORKSHIRE



Magna 34 is a strategically located business park, fronting the A6178 Sheffield Road. J34 (S) of the M1 motorway is within 1.5 miles providing immediate access to the national motorway network. In addition, Rotherham town centre and Sheffield town centre are in close proximity, as is Doncaster Robin Hood Airport.

A joint venture development by



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	Miles	Drive times (mins)
J34 (S)	1.5	5
J33	2	8
Sheffield (Centre)	5	20
Doncaster	22	25
Leeds	29	40
Manchester	40	70
Birmingham	91	110

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OFFICES



HIGH QUALITY OFFICE ACCOMMODATION

1,000 - 16,825 SQ FT (93 - 1,563 SQ M)

TO LET/FOR SALE

MAGNA34

BUSINESS PARK • J34-M1 SOUTH YORKSHIRE

HIGH QUALITY OFFICE ACCOMMODATION

1,000 - 16,825 SQ FT (93 - 1,563 SQ M)

Magna 34 is a 19 acre Business Park strategically located less than 1.5 miles from J34(S) of the M1 motorway. The office development comprises high quality pavilion style offices ranging in size from 2,000 sq ft (186 sq m).

We are able to accommodate smaller requirements from 1,000 sq ft (92 sq m) on a floor by floor basis.



UNIT NO.	SQ M	SQ FT
A01A	331	3,563
A01B	331	3,563
A02A	331	3,563
A02B	331	3,563
A03A	331	3,563
A03B	331	3,563
A04A	295	3,176
A04B	295	3,176
A05A	295	3,176
A05B	295	3,176
A06A	295	3,176
A06B	295	3,176
A07A	295	3,176
A07B	295	3,176
B01	201	2,165
B02	201	2,165
B03	201	2,165
B04	201	2,165
B05	201	2,165

UNIT NO.	SQ M	SQ FT
B06	201	2,165
B07	201	2,165
B08	201	2,165
B09	201	2,165
B010	201	2,165
B011	201	2,165
B012	201	2,165
B013	201	2,165
B014	201	2,165
F01	1,563	16,825

SPECIFICATION

- Suspended ceilings
- Cat II Lighting
- Comfort Cooling
- Designated car parking
- M/F/D WC facilities
- DDA compliant
- Lifts to larger units
- BREEAM rating "good"

TERMS

The accommodation is available to let by way of a new lease on terms to be agreed or alternatively the freehold interest is available for sale.

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OFFICES

INDUSTRIAL



HIGH QUALITY MODERN INDUSTRIAL UNITS

2,722 - 42,454 SQ FT (252 - 3,944 SQ M)

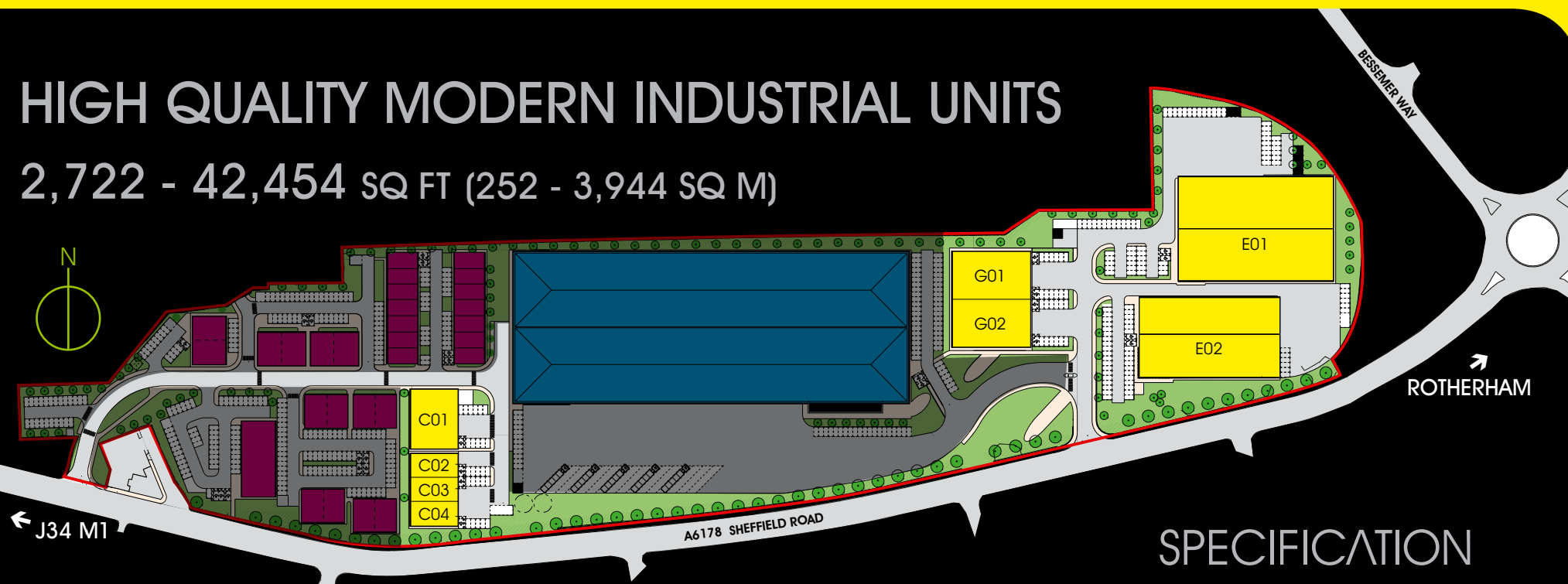
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HIGH QUALITY MODERN INDUSTRIAL UNITS

2,722 - 42,454 SQ FT (252 - 3,944 SQ M)



SPECIFICATION

- 6m/8m eaves heights
- 37.5kn per sq m floor loading
- Roller shutter loading doors
- WC facilities
- Service yard and car parking areas
- BREEAM rating "good"
- Fully Fitted Offices to units G and E

Magna 34 is a strategically located business park fronting the A6178 Sheffield Road, less than 1.5 miles from J34(S) - M1 allowing immediate access to the national motorway network. The 8 new industrial units offer high quality accommodation in an attractive business park setting.

UNIT NO.	SQ M	SQ FT
C01	615	6,620
C02	253	2,722
C03	253	2,722
C04	253	2,722
G01	849	9,139
G02	849	9,139
E01	3,944	42,454
E02	2,913	31,356



TERMS

The accommodation is available to let by way of a new lease on terms to be agreed or alternatively the freehold interest is available for sale.

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INDUSTRIAL

DISTRIBUTION



STRATEGICALLY LOCATED WAREHOUSE/INDUSTRIAL UNIT

160,894 SQ FT (14,948 SQ M)

TO LET/FOR SALE

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BUSINESS PARK • J34-M1 SOUTH YORKSHIRE

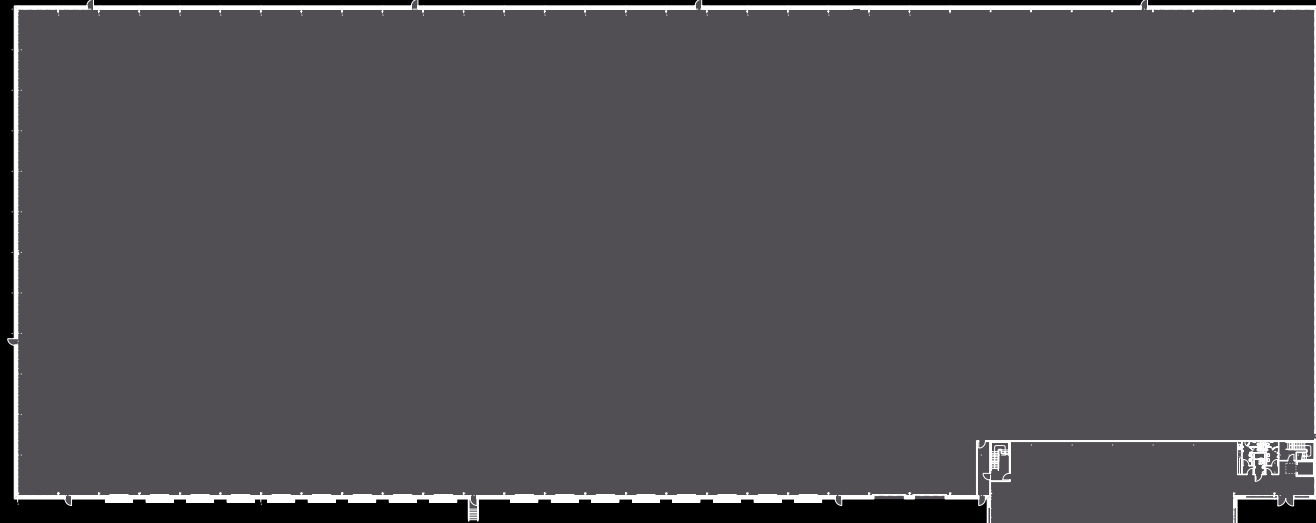
STRATEGICALLY LOCATED WAREHOUSE/INDUSTRIAL UNIT

160,894 SQ FT (14,948 SQ M)

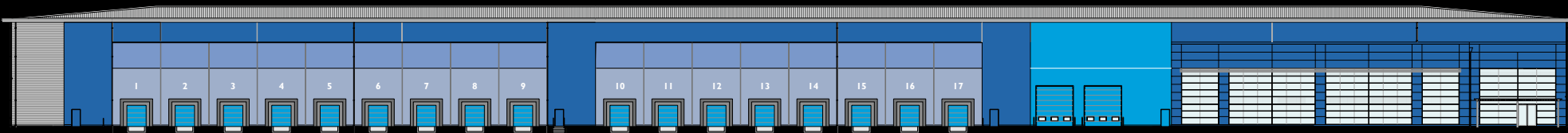
Magna 34 offers a new 160,894 sq ft (14,948 sq m) high specification warehouse/distribution facility with self contained yard and two storey ancillary office accommodation in an attractive business park setting. Strategically located just 1.5 miles off the M1 motorway, Magna 34 offers immediate access to the M1/M18 and M62 and the national motorway network.

SPECIFICATION

- 12m clear eaves height
- 17 dock level doors
- 2 level access doors
- Secure site
- HGV/Trailer parking
- 83 car parking spaces
- 11,366 sq ft of office accommodation



	SQ FT	SQ M
Warehouse	149,528	13,892
Office	11,366	1,056
TOTAL	160,894	14,948



TERMS

The units are available to let by way of new Full Repairing and Insuring leases on terms to be agreed.

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