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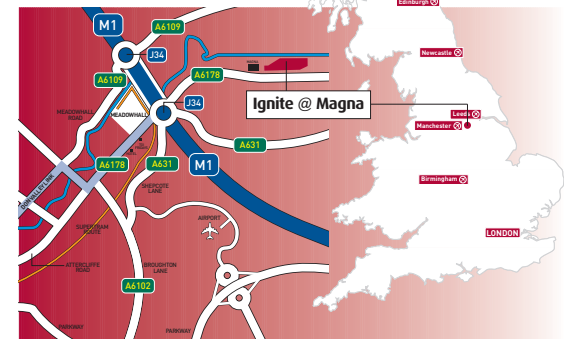


Location

Ignite is strategically located on the entrance road to the Magna Science Adventure Centre, which is one mile from Junction 34 of the M1. Meadowhall shopping centre lies a short distance from the site.

The Templeborough area has seen around £150m of investment into the area over recent years.

Satellite Navigation Information | S60 1DX



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Strategic Sites

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MISREPRESENTATION ACT 1991

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Strategic Sites

Ignite @ Magna - Templeborough

Rotherham. Just off Junction 34/M1

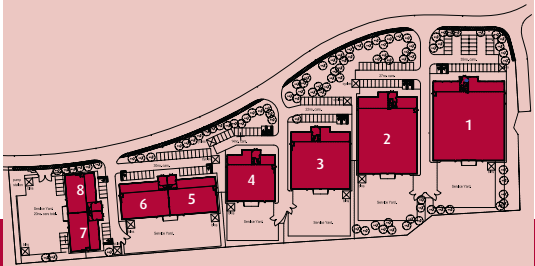


A new, high quality development of eight business units set in landscaped surroundings ranging from 5,000 sq ft to 25,000 sq ft



Designed with enhanced front elevations with separate car parking and service yards, the units provide flexible space for companies wanting to locate to this well-established business location.

Located around a mile from Junction 34 of the M1, the units front the main access road to the Magna Science Adventure Centre.



Indicative Site Layout

Accommodation

The approximate gross internal areas of each building are as follows:

Building	Size		Car Parking
	Sq ft	Sq m	
1	25,000	2,322	35
2	20,000	1,858	27
3	15,000	1,393	22
4	10,000	929	14
5	7,500	696	15
6	7,500	696	15
7	5,000	464	10
8	5,000	464	10

Environmental Standard

As part of our on-going commitment to provide buildings which take environmental factors into account, the units achieve a BREEAM (Building Research Establishment Environmental Assessment Method) rating of Very Good.

Specification

Each unit benefits from:

- High quality clad and glazed front elevations
- Modern fully-fitted offices which include full carpeting, category 2 lighting and gas-fired central heating
- Units 1-4 incorporate ground floor offices of around 10% of the gross internal area
- Units 5-8 incorporate ground floor offices of around 25% of the gross internal area
- All the offices will be constructed in order to expand above if required
- Dedicated car parking to front of units
- Large, secure dedicated service yards
- Eaves height of 7.2m to units 1-3; 6m to units 4-8
- Electric 5m loading doors to all units (two doors in units 1-4)
- Floor loading of 37.5kN/sq m (750 lbs/sq ft)
- All mains services and drainage connections

Planning

Planning Permission has been granted for B1 (business), B2 (general industrial) and B8 (distribution and warehousing) uses.

Terms & Availability

The units are available to let on a full repairing and insuring lease and some are available for sale by way of a 999 year ground lease.

Legal Costs

Each party will bear their own legal costs incurred in the transaction.