

MAGNA34

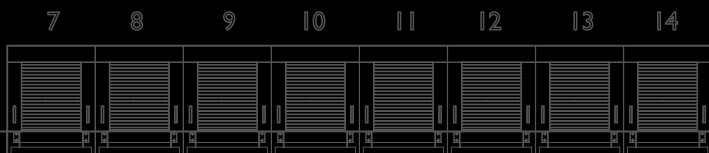
BUSINESS PARK

JUNCTION 34 - M1 • ROTHERHAM

FOR SALE / TO LET

New Industrial/Distribution Unit

151,123 sq ft (14,039 sq m)



www.magna34.co.uk

Available Summer 2008



MAGNA³⁴

BUSINESS PARK

JUNCTION 34 - M1 • ROTHERHAM

151,123 sq ft (14,039 sq m) New Industrial/Distribution Unit

Unit 1 Magna 34 offers a new build 151,123 sq ft (14,039 sq m) high specification industrial/distribution facility with self contained yard and fully fitted office accommodation in an attractive business park setting. Strategically located just 1 mile off the M1 motorway, Magna 34 offers immediate access to the M1/M18 and the national motorway network. Magna 34 is currently under construction and will be ready Summer 2008.

Unit 1 Magna 34, a new high quality industrial/distribution unit at junction 34 - M1.

SPECIFICATION

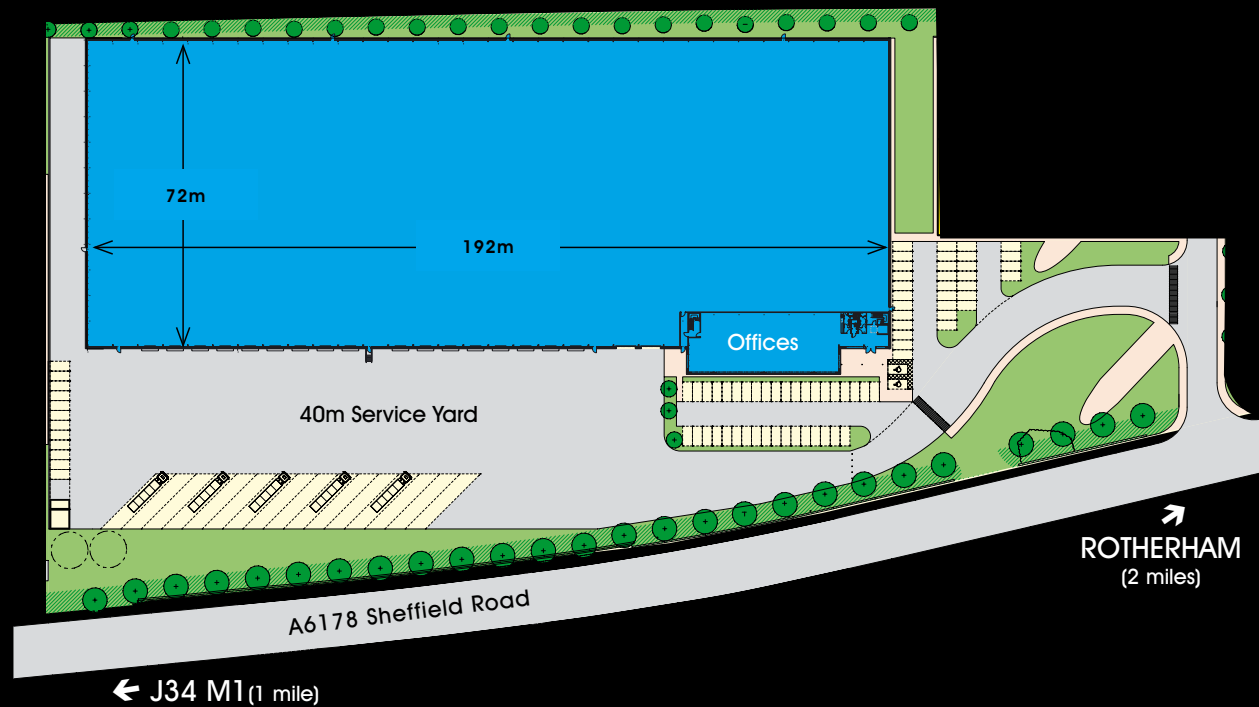
- 12m clear eaves height
- 14 dock level loading doors
- 2 level access doors
- 50kN/sq m floor loading
- Secure service yard
- HGV/Trailer parking
- 83 car parking spaces
- High quality office accommodation
- 750KVa dedicated power supply
- Unrestricted 24 hour use
- Pallet Capacity: 29,500 Pallets
(Bases on a narrow aisle system)

ACCOMMODATION

	SQ FT	SQ M
Warehouse	144,454	13,420
Office	6,669	616
TOTAL	151,123	14,039

TERMS:

The unit is available to let by way of a new full repairing and insuring lease on terms to be agreed or for sale freehold.



963,500

people of working age are within 30 minutes drive time of Magna 34.

COMMUNICATIONS

	Miles	Drive times (mins)
J34 (S)	1	2
J33	2	8
Sheffield (Centre)	5	20
M18	7	20
Doncaster	22	25
M62	27	35
Leeds	29	40
Manchester	40	70
Birmingham	91	110



Unit 1 Magna 34 is ideally located fronting the A6178 Sheffield Road. Junction 34 of the M1 motorway is within 1 mile providing immediate access to the national motorway network. In addition, Rotherham town centre and Sheffield City Centre are in close proximity, as is Doncaster Robin Hood Airport.

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A joint venture development by



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