

# MAGNA34

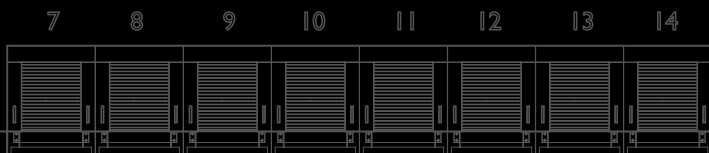
BUSINESS PARK

JUNCTION 34 - M1 • ROTHERHAM

FOR SALE / TO LET

New Industrial/Distribution Unit

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



[www.magna34.co.uk](http://www.magna34.co.uk)

Available Summer 2008



# MAGNA<sup>34</sup>

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

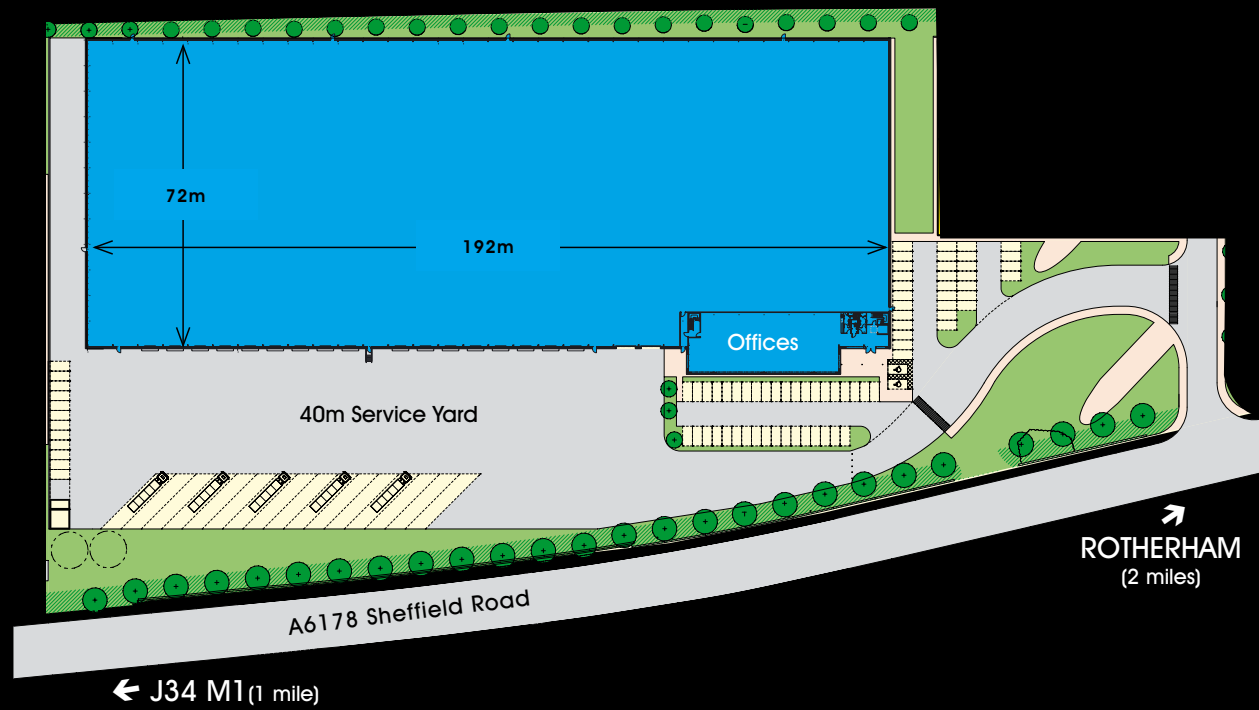
- 12m clear eaves height
- 14 dock level loading doors
- 2 level access doors
- 50kN/sq m floor loading
- Secure service yard
- HGV/Trailer parking
- 83 car parking spaces
- High quality office accommodation
- 750KVa dedicated power supply
- Unrestricted 24 hour use
- Pallet Capacity: 29,500 Pallets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

## ACCOMMODATION

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

### 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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