

PHASE ONE OFFICES



## GRADE A OFFICE ACCOMMODATION

From 2,658 sq ft (247 sq m)

**TO LET/FOR SALE**

MAGNA**34**

BUSINESS PARK • J34-M1 SOUTH YORKSHIRE

# GRADE A OFFICE ACCOMMODATION

From 2,658 sq ft (247 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 2,658 sq ft (247 sq m).

## PHASE ONE IS NOW UNDER CONSTRUCTION

UNIT NO.	SQ FT (NIA)	SQ M (NIA)
A06A	2,658	247
A06B	2,658	247
A07A	2,658	247
A07B	2,658	247

## GRADE A SPECIFICATION

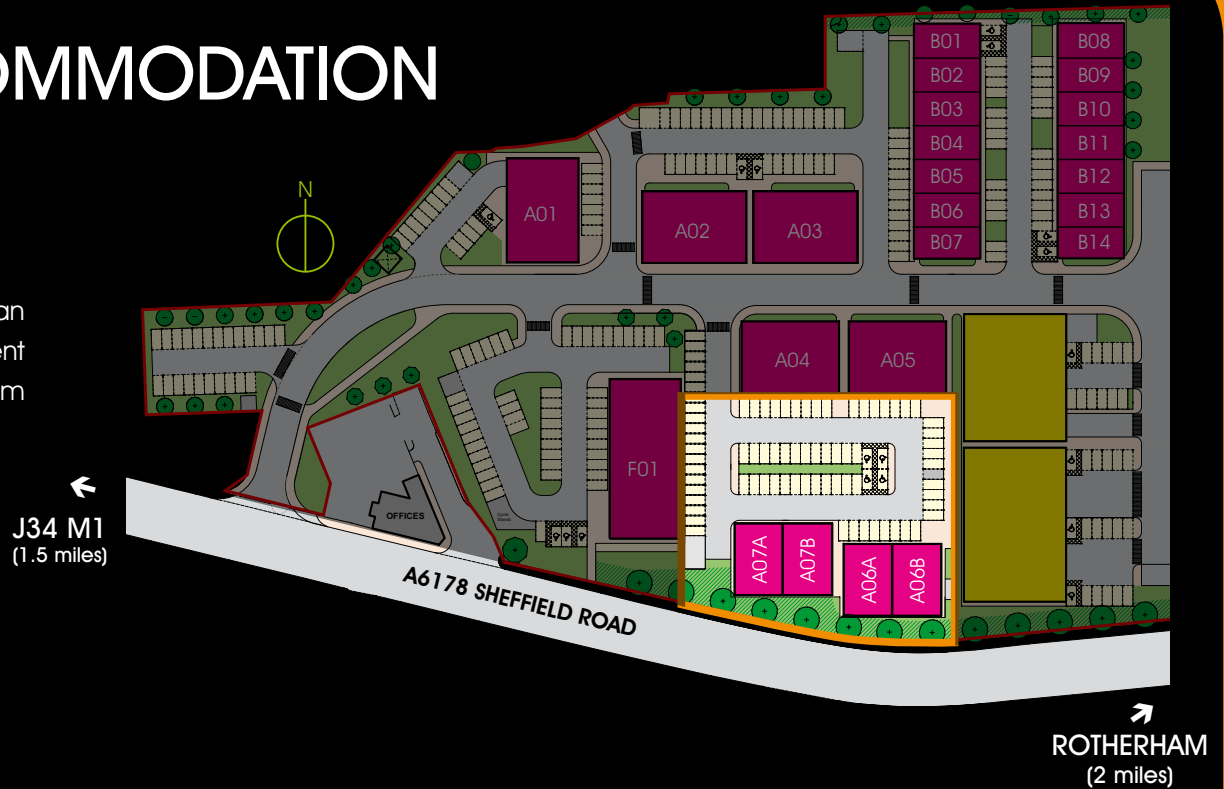
- Suspended ceilings
- Raised access floors
- LG7 Lighting
- Comfort Cooling
- Excellent car parking ratio
- M/F/D WC facilities
- DDA compliant
- Lifts to larger units
- BREEAM rating "good"

## TERMS

The units are available to purchase by way of a 999 year ground lease, or to rent by way of a new FRI lease on terms to be agreed.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or GVA Grimley in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP or GVA Grimley has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 20 Hanover Square, London W1S 1 HZ, where you may look at a list of member's names.

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## PHASE TWO

Will include the future development of a range of office and industrial buildings from 806 sq ft (75 sq m), bespoke design and build opportunities to suit occupiers needs will be available.

UNIT NO.	SQ FT (NIA)	SQ M (NIA)
A01 - A03	5,726	532
A04 - A05	5,318	494
B01	1,621	151
B02 - B05	1,612	150
B06 - B14	1,880	175
F01	14,604	1,357

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

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PHASE ONE OFFICES

PHASE ONE INDUSTRIAL



**HIGH QUALITY MODERN INDUSTRIAL UNITS**

**2,486 - 39,346 SQ FT (231 - 3,655 SQ M)**

**TO LET/FOR SALE**

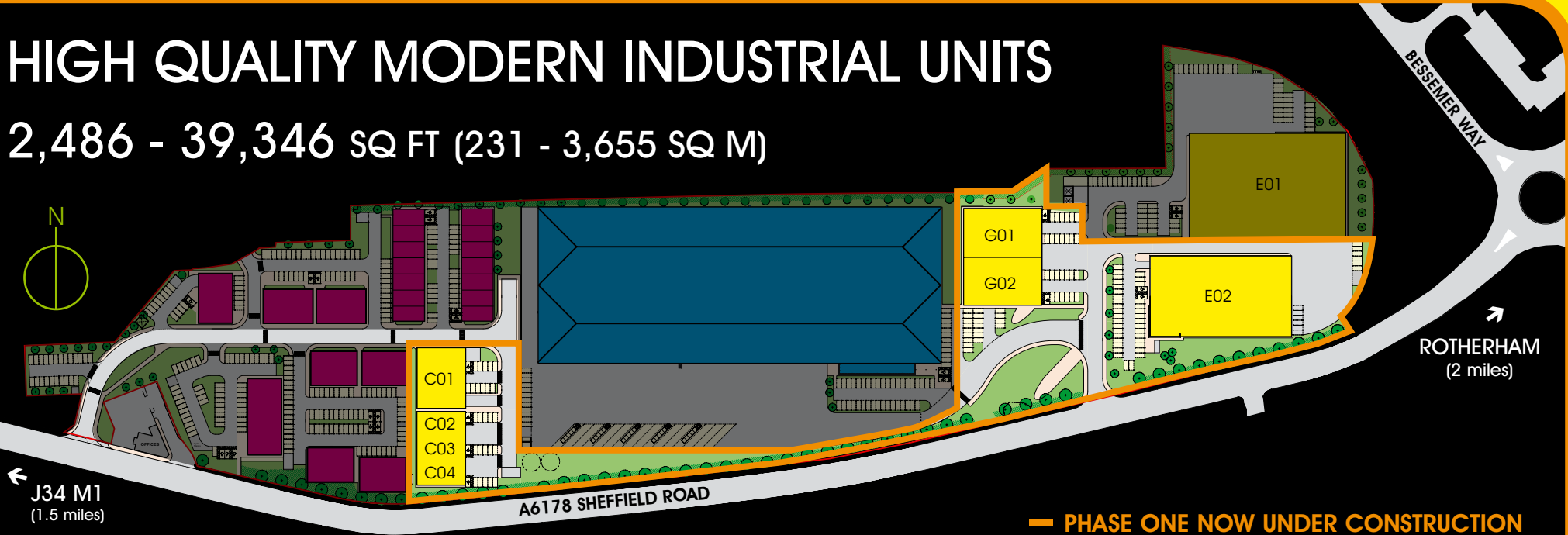
**MAGNA34**

BUSINESS PARK • J34-M1 SOUTH YORKSHIRE



# HIGH QUALITY MODERN INDUSTRIAL UNITS

2,486 - 39,346 SQ FT (231 - 3,655 SQ M)



— PHASE ONE NOW UNDER CONSTRUCTION

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 FT (GIA)	SQ M (GIA)	Eaves Height	Offices (NIA)	KVA
C01	6,098	566	6m	N/A	40
C02	2,486	231	6m	N/A	45
C03	2,486	231	6m	N/A	45
C04	2,486	231	6m	N/A	45
G01	8,663	805	8m	N/A	75
G02	8,709	809	8m	789 SQ FT	75
E01 (Phase 2)	39,346	3,655	8m	5,069 SQ FT	230
E02	27,232	2,530	8m	2,003 SQ FT	145



## SPECIFICATION

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

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

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