

**Mileway**

# Magna 34 Business Park Rotherham

Available to Let  
Warehouse  
2,990 sq ft ( 278 sq m )



Close to M1 J34



Secure yard



Roller shutter door



6 m eaves height



# Magna 34 Business Park

Magna 34 Business Park Rotherham S60 1DX



## Description

Magna 34 Business Park is an industrial development, located on Sheffield Road in Rotherham. The estate offers high specification industrial/warehouse units in an excellent position on Sheffield Road, close to Junction 34 of the M1.

## Location

Magna 34 Business Park is a brand new industrial development located in Rotherham, South Yorkshire. The site is approximately five miles north east of Sheffield. It benefits from excellent transport links in the form of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South Nottingham, Milton Keynes and London). The property is situated on the successful Magna 34 Business Park development approximately one mile from J34 M1 giving excellent connectivity to Yorkshire, the Midlands and, via the M18 and M62, to the Humber side ports.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3F	Warehouse	2,990	278	Immediately
Total		2,990	278	

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