

MAGNA34

FOR SALE /
TO LET

DESIGN & BUILD OPPORTUNITIES

5,000 – 25,000 sq ft
(464.5 – 2,322.5 sq m)



Trade &
Industrial

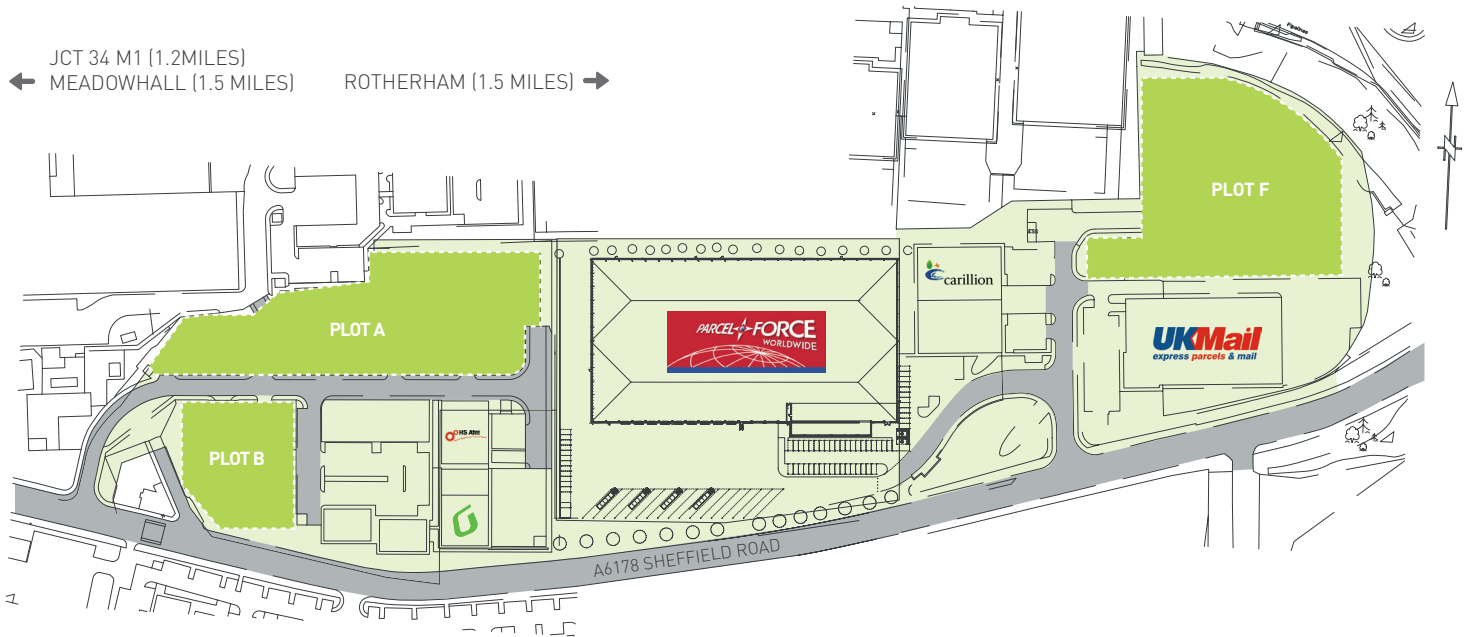


Offices

INDUSTRIAL / OFFICE / TRADE OPPORTUNITIES

Magna 34 Business Park extends to 19 acres in total, a number of office and industrial units have been developed to date and these have all been sold or let. Occupiers include UK Mail, Parcel Force, H S Atec and Graysons.

The plan below shows the remaining plots. Plot B extends to 0.76 acres (0.31 ha), Plot A extends to 1.75 acres (0.71 ha) and Plot F extends to 2.1 acres (0.85 ha) capable of accommodating up to 25,000 sq. ft.



INDICATIVE SPECIFICATION

Units can be developed to suit individual occupier requirements. We would expect them to have the following:

INDUSTRIAL / WAREHOUSE / TRADE

- 5-10% office contents, and wc facilities
- Minimum 6m eaves height
- Insulated sectional overhead loading doors
- 1:1,000sq ft car parking spaces
- Minimum 37.5kn/m² floor loading
- Connection to all mains services

OFFICE

- Open plan offices
- Full access raised floors
- Comfort cooling
- Car parking 3 per 1000 sq ft
- High Quality reception and W/C facilities

SHEFFIELD CITY REGION ENTERPRISE ZONE

The development plots at Magna 34 are allocated within the Sheffield Enterprise Zone, further information is available at sheffieldenterprisezone.co.uk

PLANNING

The plots have outline consent for B1c, B2 and B8 employment uses. Detailed planning consent would be required for specific units.

TENURE

Units are available on a pre-let or pre-sale basis. Consideration will also be given to land sales.

HOW TO FIND US

Magna 34 Business Park, Sheffield Road, Rotherham, South Yorkshire, S60 1FG



0114 272 9750
Knight Frank

Rebecca Schofield

gva.co.uk
City Point First Floor
29 King Street
Leeds LS1 2HL
GVA
0113 292 5500

Rob Oliver

Jaguar
estates

Sheffield City Region

Local Enterprise Partnership

LOXLEY LAND & PROPERTY