



**KnightFrank.com**



## Units A06 Magna 34 Business Park, Sheffield Road, Rotherham

### To Let

- Offices of 200 sq. ft. ( 18.6 sq. m)
- High quality office accommodation
- Extensive on site car parking
- Ready for immediate occupation
- Established location close to Junction 34 M1
- Available by way of a traditional or inclusive lease

**0114 2729750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

Magna 34 is an established business park, ideally situated fronting on to the A6178 Sheffield Road, a main arterial route from Junction 34 (south) of the M1 Motorway into Rotherham.

The surrounding area is an established commercial location, home to a variety of office and industrial and warehouse occupiers, including Parcel Force, Millgate Computers, Eaga Plc and Business Post.

## Description

The available accommodation comprises the ground floor of a brick built, pavilion style office. The accommodation is accessed via a personnel entrance, leading into a lobby area.

The accommodation is finished to a high specification to include the following:-

- Suspended ceiling with recessed LG7 lighting.
- Full access raised floors.
- Comfort cooling
- Male, female and disabled WCs
- BREAAAM Rating – Good
- Excellent on site car parking

## Terms

Description	Rent Per Month
A06	
2/3 Person Office	£350

## Terms

The accommodation is available by way of a new lease to be let on a number of years to be agreed on an all-inclusive rent exclusive of VAT and telephone and broadband.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own.

## Viewing & Further Information

Rebecca Schofield/ Ben White - Knight Frank LLP  
Tel – 0114 2729750

[Rebecca.schofield@knightfrank.com](mailto:Rebecca.schofield@knightfrank.com) /  
[ben.white@knightfrank.com](mailto:ben.white@knightfrank.com)

Neil Keally - Burgess Commercial  
Tel – 01709 721706  
[nakeally@burgesscommercial.co.uk](mailto:nakeally@burgesscommercial.co.uk)

Brochure: Updated January 2018

Photograph: May 2013

## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP 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 nor any joint agent 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 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.