



M1 Distribution Centre at Meadowhall

S9 1EW ///CYCLES.PLENTY.BUNS

Flexible light industrial units from 7,000 sq ft - 30,000 sq ft

Available immediately

A strategic distribution & manufacturing location.



Close proximity to Junction 34 of the M1.



Strong visibility to A650.



Located directly opposite Meadowhall Shopping Centre.



Good trade location.

Adjacent to Meadowhall.

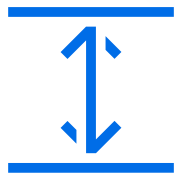
The M1 Distribution Centre is situated immediately adjacent to the Meadowhall Shopping Centre just off Junction 34 of the M1 providing excellent access to the national motorway network. The property also benefits from being located only 4 miles from Sheffield city centre. Tinsley Supertram stop which links to the city centre is a short walk to the north of the estate.

M1 Distribution Centre at Meadowhall



Industrial / warehouse units 7,007 sq ft to 34,968 sq ft flexible leases available.

Units	Area
One	8,270 sq ft
Two	-
Three	-
Four	-
Five	7,672 sq ft
Six	-
Seven	7,007 sq ft
Eight	9,115 sq ft
Nine	-
Ten	9,174 sq ft
Eleven	12,388 sq ft
Twelve	16,060 sq ft
Fourteen	18,908 sq ft



Minimum eaves height ranging from 4.5m to 5.8m



Ancillary office accommodation



Electronically operated roller shutter doors



Secure yard areas available



3 Phase power supply



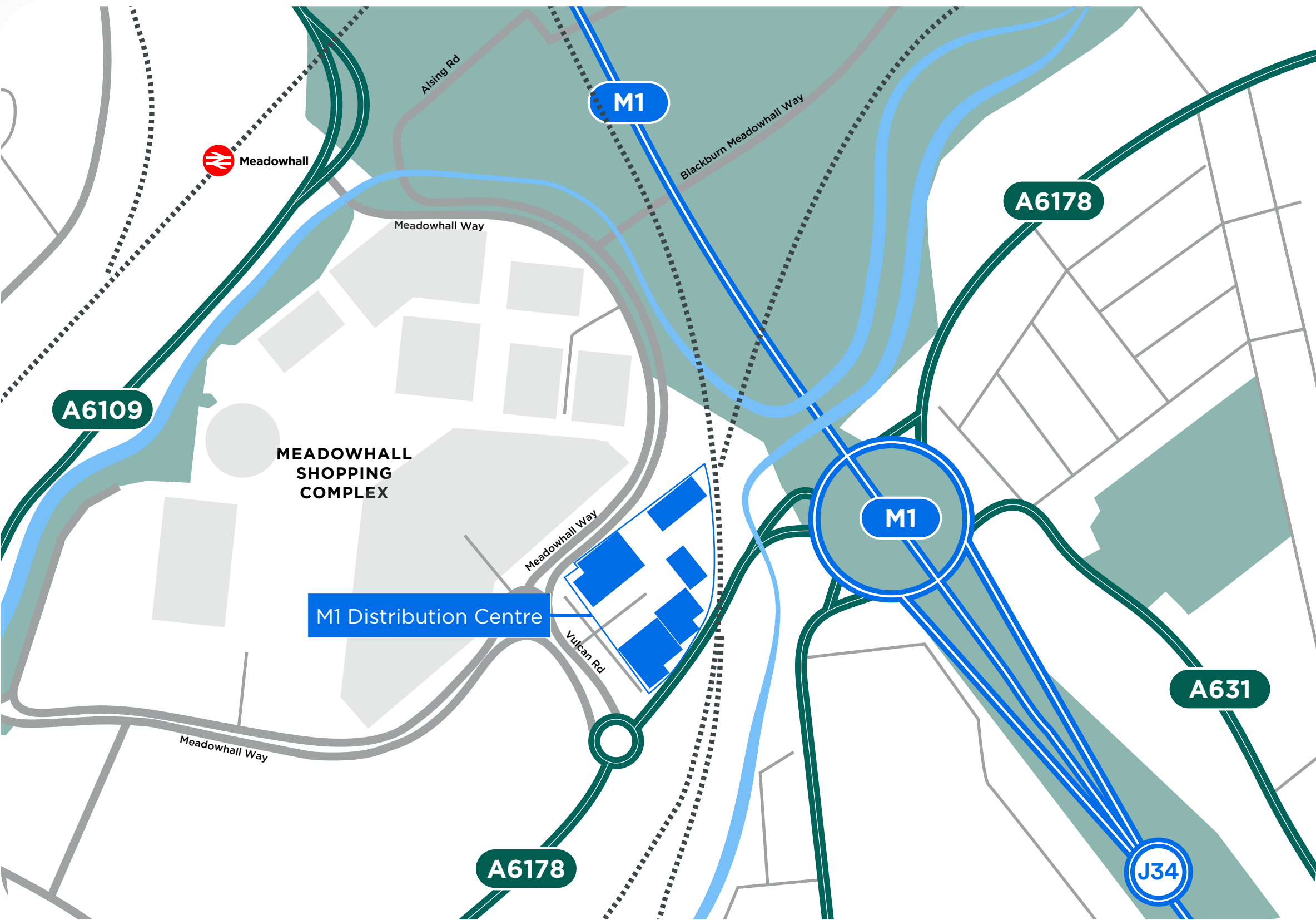
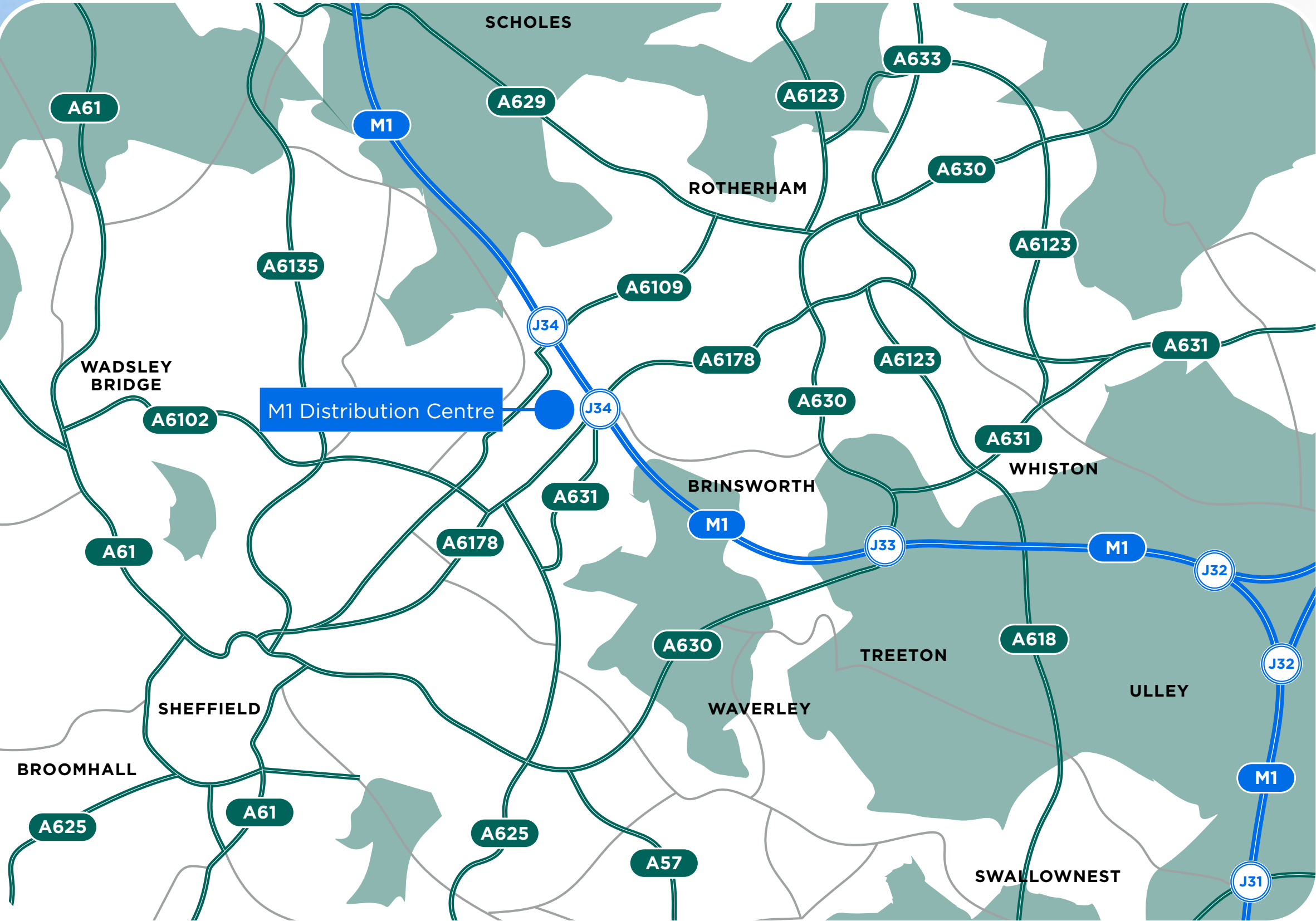
The EPC for each unit is available upon request



Units 10 & 11 and Units 12 & 14 are each available to let as a combined unit providing floor areas of 21,562 sq ft and 34,976 sq ft respectively



Delivering for trade.



The M1 Distribution Centre is situated immediately adjacent to Meadowhall Shopping Centre, just off Junction 34 of the M1, providing excellent access to the national motorway network. The surrounding area is a well-established commercial location and comprises a mix of retail, leisure and industrial uses.

The property also benefits from being located only 4 miles from Sheffield city centre. As well as being highly accessible by car, the Tinsley Supertram stop which links to the city centre is a short walk to the north of the estate.

By road	Miles	Minutes
Junction 34 M1	1.0	4
Rotherham	2.9	9
Barnsley	13.2	23
Doncaster	18.9	28
Leeds	33.5	42
Manchester	41.2	1 hr 20

A premier destination for trade park occupiers and employment growth.



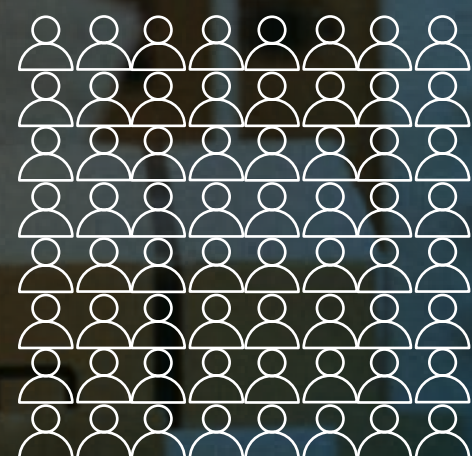
17,600

People currently seeking employment in Sheffield



1.3 million

People within a 15 mile radius of M1 Distribution Centre



4.1 million

People within a 30 mile radius of M1 Distribution Centre





Terms

Available to let on flexible leases.
Rent upon application.

VAT

VAT will be payable where applicable.

Legal Costs

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

Business Rates

Interested parties should contact Sheffield City
Council Business Rates Department to verify
rateable values.

GET IN TOUCH WE'RE READY TO DELIVER



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