

# GRANGE34

J34 M1 SHEFFIELD S9 1HW



**TO LET** 4 INDUSTRIAL / WAREHOUSE UNITS  
**FROM 10,064 TO 50,505 SQ FT**  
(935 TO 4,692 SQ M)

on behalf of

network  
space





## DESCRIPTION

Grange 34 comprises 4 industrial/warehouse units with a large secure loading yard and parking area.

The property has been extensively refurbished including:

- New offices and welfare facilities to each unit
- Refurbished roofsheets, rooflights, gutters and downpipes
- Internal and external decoration



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## GENERAL SPECIFICATION

The units are of steel frame construction, providing excellent open span warehouse space with ancillary office accommodation. The units have undergone a full refurbishment, providing the following specification:-



Full height,  
insulated up & over  
ground level  
loading doors



8m clear  
internal  
height



13.4m to  
underside of  
ridge



Large  
secure yard  
area



15%  
roof  
lights



PIR LED  
warehouse  
lights



Office and  
welfare  
facilities



CCTV and  
individual  
unit alarms







34 (S)

34 (N)

Grange Mill Lane

M1



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## GALLERY







UNIT 1





BUILDING SPECIFICATION


- 

50,505 sq ft (may split)
- 

PIR LED warehouse lights
- 

8m clear internal height
- 

Power 230 kVA
- 

Fitted office accommodation
- 

16 car parking spaces plus 1 accessible
- 


4 level access loading doors
- 


Additional secure yard to the side of the unit


UNIT 2





BUILDING SPECIFICATION


- 


22,537 sq ft
- 


PIR LED warehouse lights
- 

8m clear internal height
- 

Power 70 kVA
- 

Fitted office accommodation
- 

19 car parking spaces plus 1 accessible
- 

2 level access loading doors
- 

Additional secure yard to the side of the unit



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SITE PLAN



ACCOMMODATION

The premises provide the following GIA


	Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
Unit 1	49,041	1,464	50,505
Unit 2	21,224	1,313	22,537
Unit 3	19,029	1,184	20,213
Unit 4	9,601	463	10,064
Total	99,214	4,105	103,319


NB: Unit 1 offers flexibility to be split to offer 2 units from 19,948 - 30,557 sq ft


UNIT 3





BUILDING SPECIFICATION


- 


20,213 sq ft
- 

PIR LED warehouse lights
- 

8m clear internal height
- 

Power 70 kVA
- 

Fitted office accommodation
- 


7 car parking spaces plus 1 accessible
- 


2 level access loading doors


UNIT 4





BUILDING SPECIFICATION


- 


10,064 sq ft
- 

PIR LED warehouse lights
- 

8m clear internal height
- 

Power 70 kVA
- 

Fitted office accommodation
- 

4 car parking spaces plus 1 accessible
- 

1 level access loading doors





## LOCATION

Grange 34 is strategically located just off J34 of the M1 Motorway, offering excellent connectivity to the regional and national road network.



Being only 1 mile from the M1, it is highly accessible for warehousing and manufacturing operations. Nearby amenities include Meadowhall Shopping Centre, which is approximately 1.4 miles from the property.



Meadowhall Transport Interchange is 1.6 miles away where there is a park and ride and access to bus, tram and train services.



## TRAVEL TIMES

Destination	Distance (miles)	Time (in mins)
J34 (N) M1	0.3	2
Rotherham Centre	3.4	8
Sheffield Centre	5.9	18
AMP	12	6.5
M18	12.3	15
M62	25	27

Source: AA Routeplanner



## DEMOGRAPHICS



Grange 34 is in a prime location within **20 minutes** drive of Sheffield & Rotherham city centres



Sheffield and Rotherham have a population of **820,000** (Nomis, 2021)



**2 Million**  
economically active  
people within a  
45 minute drive



The average weekly pay for a warehouse operative in south Yorkshire is **£502.00** (Indeed, 2025)



**40,000**  
people work in the  
distribution and logistics  
sector, 6.8% of South  
Yorkshire working  
population  
(Nomisweb, 2024)

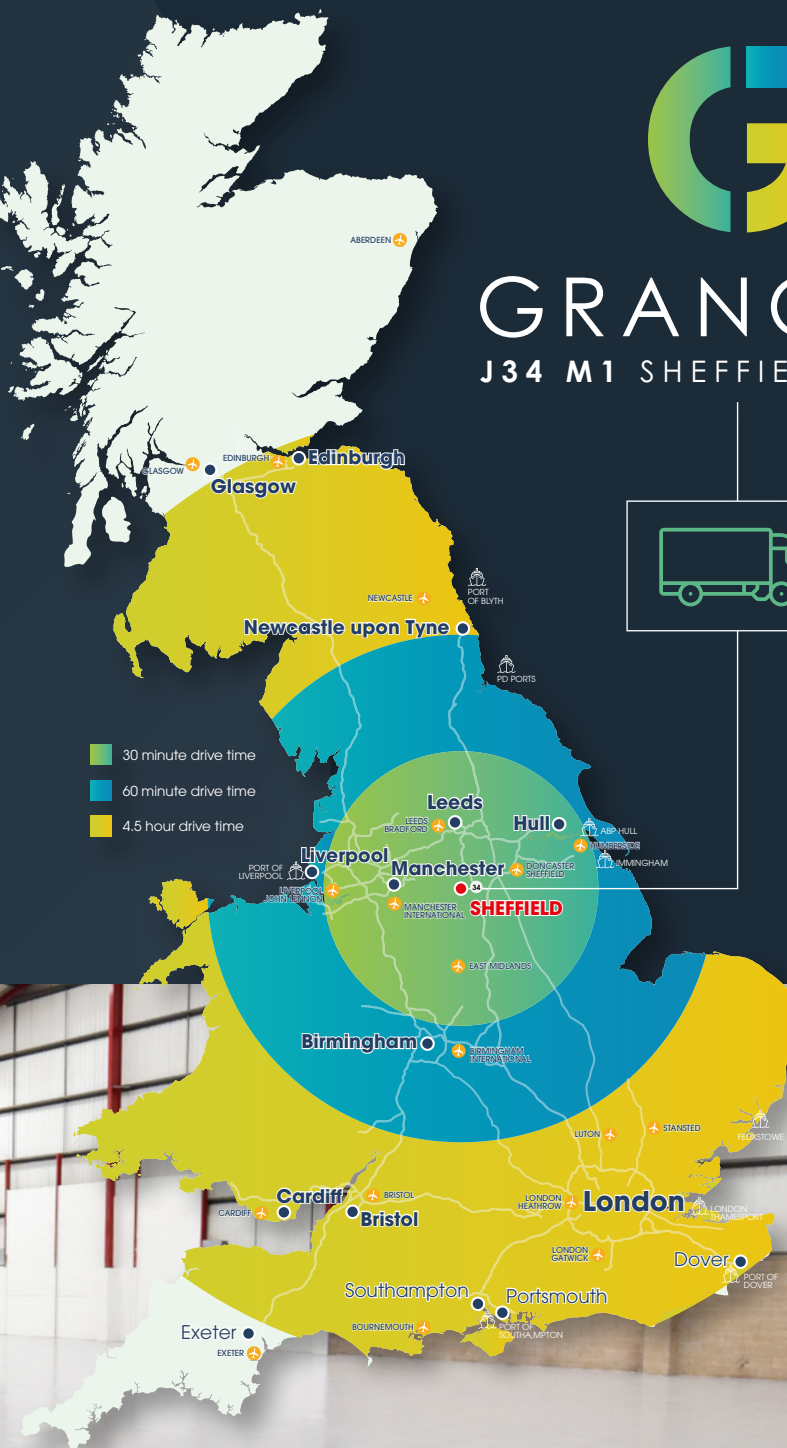


**1.4 Million**  
people of working  
age within a  
60 minute drive



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## SERVICES

Each unit has water, gas and 3-phase electricity.

## TERMS

The premises are available to let by way of a new lease on terms to be agreed.

## EPC

EPC's are detailed below:

Unit 1	C-73
Unit 2	C-70
Unit 3	C-62
Unit 4	B-50



## VAT

VAT will be charged at the prevailing rate.

## BUSINESS RATES

Interested parties to verify the rates payable.

## PLANNING

The premises have planning consent for E(g)(iii), B2 and B8 facilities.

## AML

In accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts.

## CONTACTS

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