



UNITS 1A&1B

TO LET INDUSTRIAL / WAREHOUSE UNITS
UNIT 1A 26,761 SQ FT & UNIT 1B 23,415 SQ FT

(SUBJECT TO FINAL MEASUREMENT)

UNITS CAN BE COMBINED TO PROVIDE 50,176 SQ FT

on behalf of

network
space 



ADDITIONAL YARD TO THE
SIDE OF THE UNIT

UNIT 1B

UNIT 1A

UNITS 1A&1B

DESCRIPTION

Grange 34 comprises 5 industrial /warehouse units with a large secure loading yard and parking area.

The premises have been extensively refurbished and following recent lettings to Haiducii and Bestsellers Direct Ltd, Unit 1A & 1B are available to let.

Unit 1A and 1B could be combined to accommodate up to 50,176 sq ft.

The premises benefit from:

- Full refurbishment to elevations
- New roof coating, refurbished roof lights, gutters and down pipes
- Full internal decoration
- Lighting to the warehouse
- New offices, kitchen and WCs



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



LED
warehouse
lights



Office and
welfare
facilities



CCTV and
individual
unit alarms

UNIT 1B



(UNIT 1B) BUILDING SPECIFICATION

 23,415 sq ft (2,175 sq m)
subject to final measurement

 8m clear internal height

 Fitted office accommodation

 2 level access loading doors

 LED warehouse lights

 Power 138 kVA

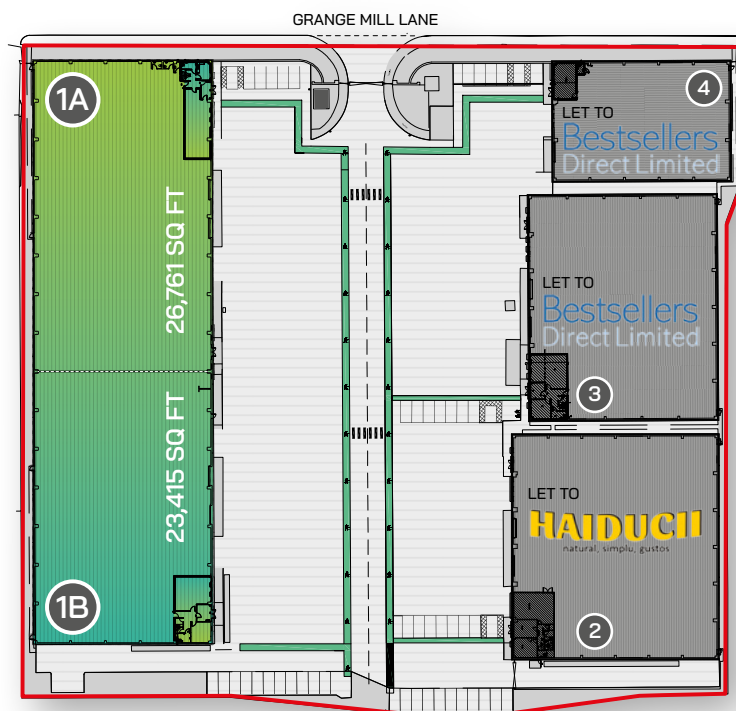
 On site parking

 Additional yard
to the side of the unit

GRANGE34

J34 M1 SHEFFIELD S9 1HW

SITE PLAN



ACCOMMODATION

The premises provide the following GIA

	W'house (sq ft)	Office (sq ft)	Total (sq ft)
Unit 1A	25,303	1,458	26,761
Unit 1B	22,199	1,216	23,415
Total	47,502	2,674	50,176
Unit 2	LET TO HAIDUCII		
Unit 3	LET TO BESTSELLERS DIRECT LTD		
Unit 4	LET TO BESTSELLERS DIRECT LTD		

Units 1A & 1B are neighbouring and can be taken
in combination to make one 50,176 sq ft unit

UNIT 1A



(UNIT 1A) BUILDING SPECIFICATION

 26,761 sq ft (2,486 sq m)
subject to final measurement

 8m clear internal height

 Fitted office accommodation

 2 level access loading doors

 LED warehouse lights

 Power 230 kVA

 On site parking



34 (S)

34 (N)

Grange Mill Lane

M1

LET TO
Bestsellers
Direct Limited

LET TO
Bestsellers
Direct Limited

LET TO
HAIDUCHI
natural, simplu, gustos

UNITS 1A & 1B AVAILABLE



GRANGE34

J34 M1 SHEFFIELD S9 1HW



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)



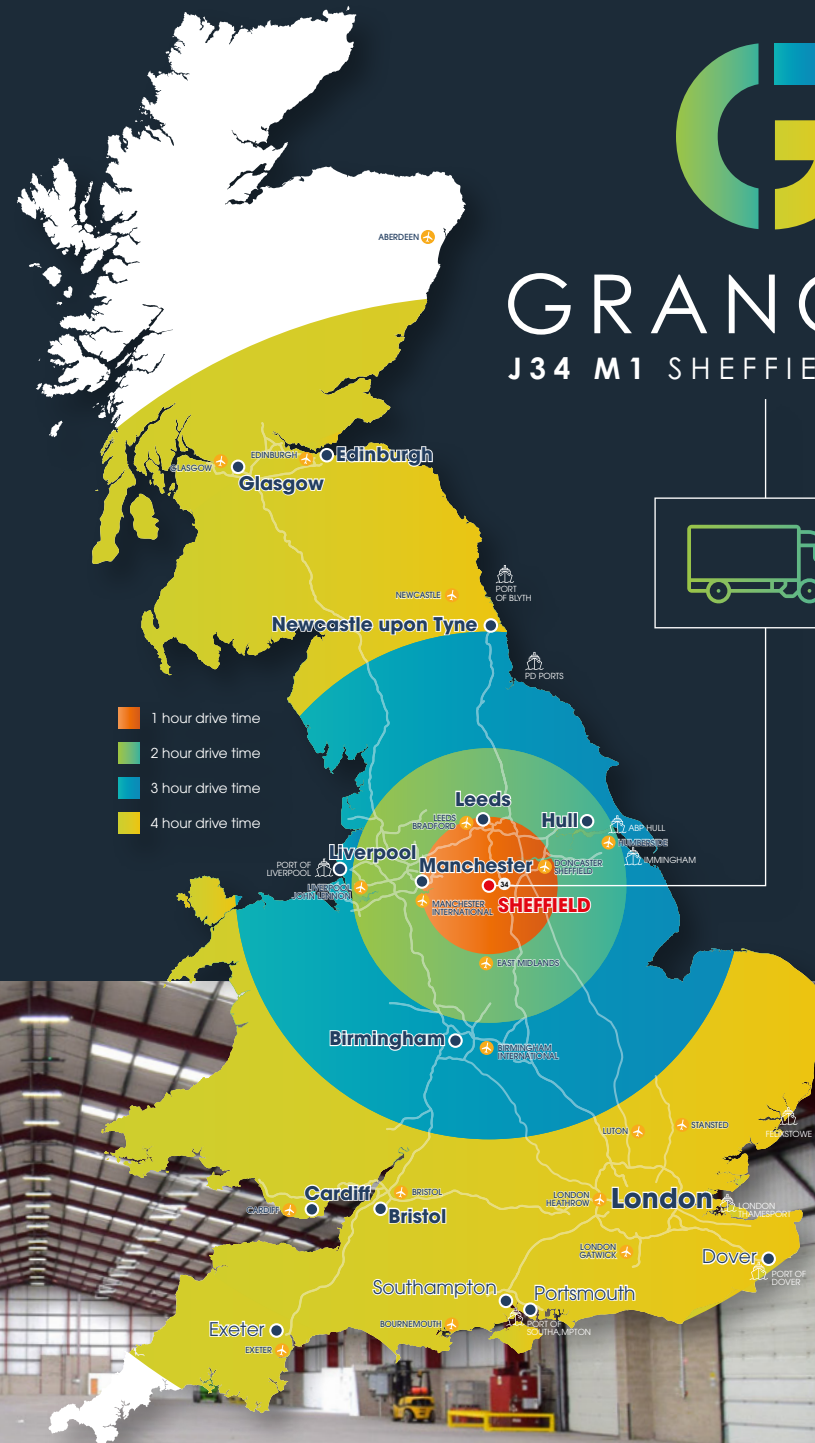
1.4 Million people of working age within a 60 minute drive



GRANGE34
J34 M1 SHEFFIELD S9 1HW



- 1 hour drive time
- 2 hour drive time
- 3 hour drive time
- 4 hour drive time



SERVICES

Each unit has water and 3-phase electricity.

TERMS

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

EPC

Available on request.



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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on behalf of

network
space



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