

WALESWOOD INDUSTRIAL ESTATE

Wales Bar, Rotherham, S26 5PY

TO LET

UNDER REFURBISHMENT



INDUSTRIAL / WAREHOUSE UNITS

UNITS FROM 3,227 SQ FT – 16,662 SQ FT
(299.8 SQ M - 1,547.95 SQ M)

Indicative refurbishment image

Excellent motorway access via
Junction 31 of the M1 motorway

Established industrial /
warehousing location

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Description

Waleswood Industrial Estate is a well-established estate with 22 industrial / warehouse units spread across three terraced blocks, totalling 112,636 sq ft (10,464 sq m).

The estate offers modern refurbished industrial / warehouse units, ranging from 3,227 sq ft to 16,662 sq ft (299.8 sq m - 1,547.95 sq m).

The estate is located near the entrance of Gulliver's Valley Theme Park Resort.

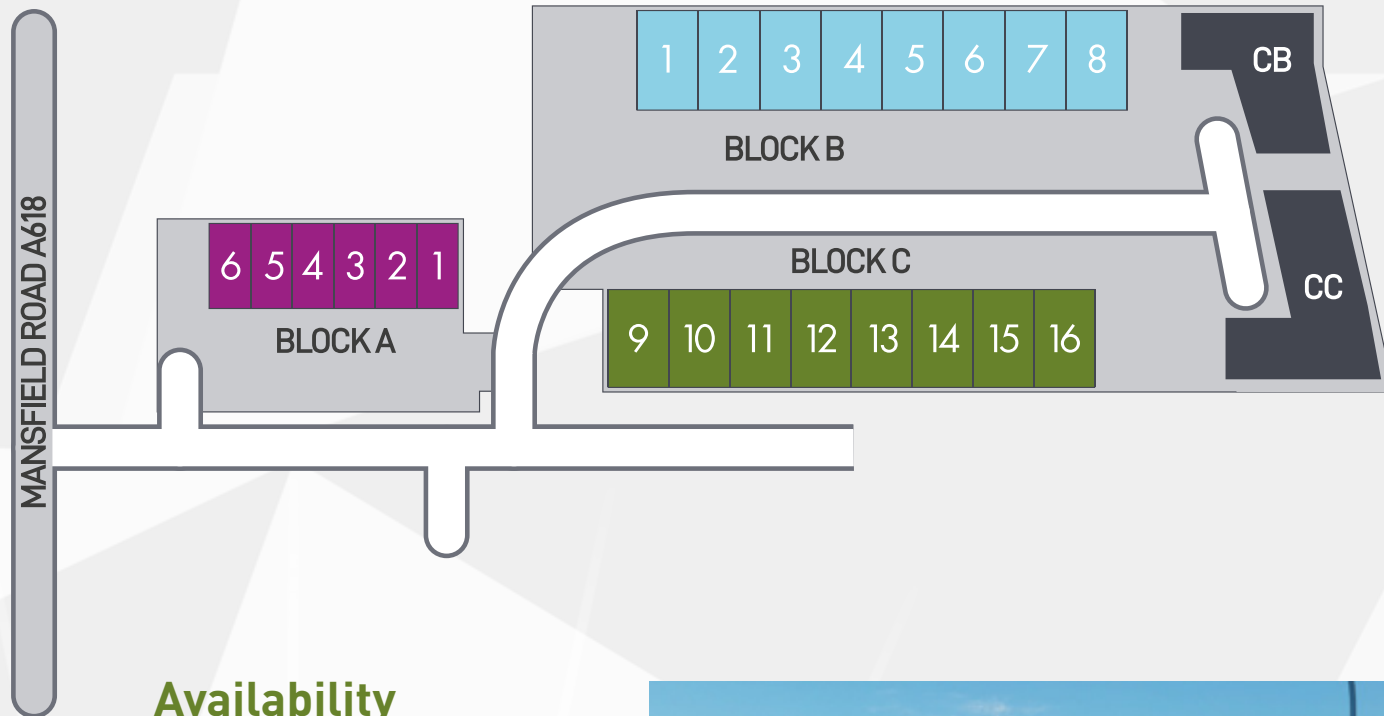
The estate has attracted both local and national occupiers, including Yorkshire Crisps, Pollybrook Ltd and Xpress Sameday Ltd.

Terms

The units are available by way of new full repairing and insuring leases, on flexible terms.

Legal Costs

Each party will be responsible for their own legal costs.



Availability

BLOCK B

UNIT	SQ FT	SQ M
UNIT 2	5,490	510



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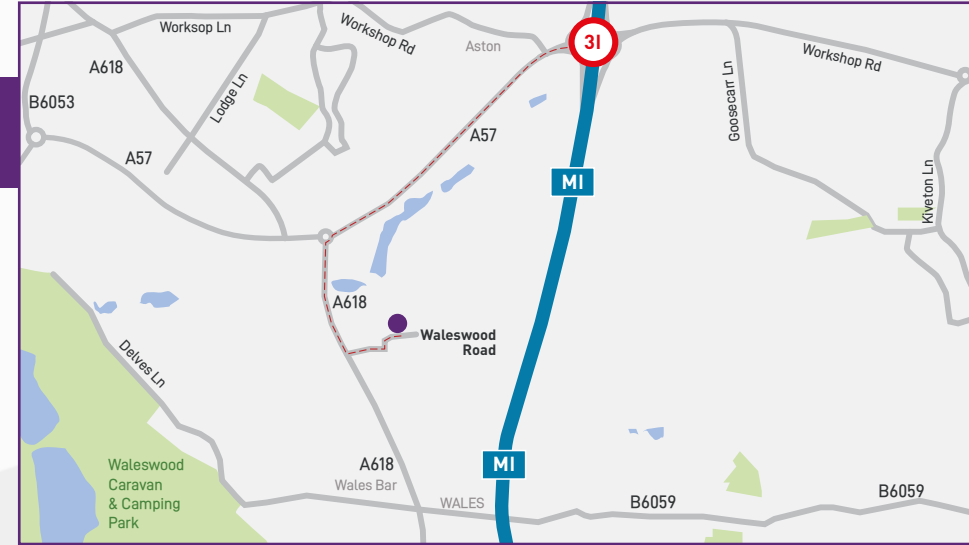
Location

Waleswood Industrial Estate occupies an ideal position within South Yorkshire, at the boundary of Sheffield and Rotherham.

The estate is well placed, benefitting from easy access into Sheffield via the A57 as well as excellent access to the M1 at Junction 31. The M1 / M18 interchange is a further 3 miles to the north.

YORKSHIRE
CRISPS®

Panel
Systems



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VAT

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

Rates

Interested parties are advised to contact the local valuation office for further information.

Rent

Upon application.

Further Information

For further information, please contact:



Rebecca Schofield
rebecca.schofield@knightfrank.com



Ed Norris
ed@cpartners.co.uk

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REAL ESTATE

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Asset Manager

CAISSON
INVESTMENT MANAGEMENT



Indicative refurbishment image



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