

# WALESWOOD INDUSTRIAL ESTATE

Wales Bar, Rotherham, S26 5PY

# TO LET

# NEWLY REFURBISHED



## INDUSTRIAL / WAREHOUSE UNITS

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

Excellent motorway access via  
Junction 31 of the M1 motorway

Established industrial /  
warehousing location

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**3,227 SQ FT – 16,662 SQ FT**  
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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.

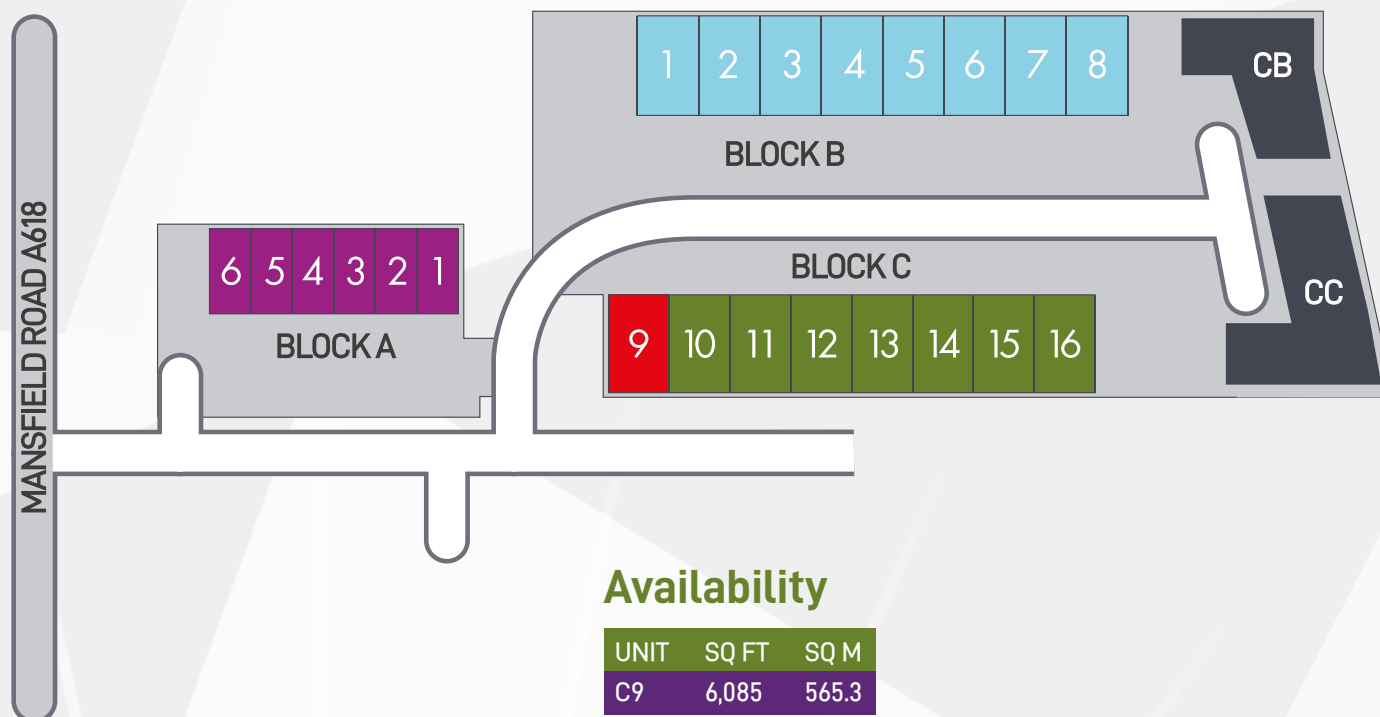
The estate has attracted both local and national occupiers.

### 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



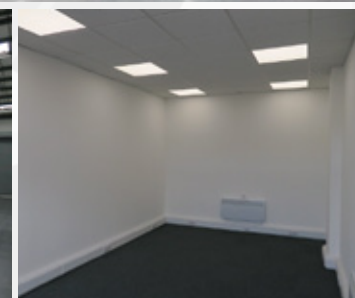
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## Unit C9

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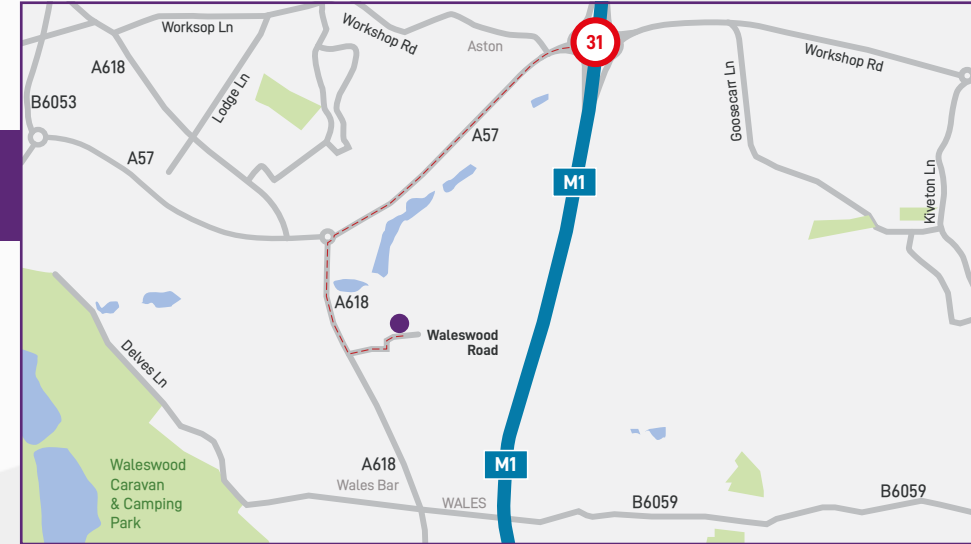
**UNITS FROM**  
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**SAT NAV: S26 5PY**

## 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.





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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**  
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**Harry Orwin-Allen**  
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**Ed Norris**  
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