



Unit J, Vector 31, Waleswood Way, Sheffield,
S26 5NU

Modern detached industrial / warehouse unit
extending to 10,046sqft
10,046 Sq Ft (933.27 Sq M)

Location

The available premises form part of the established Vector 31 Industrial Estate, situated in the Wales Bar area of the boundary of Sheffield and Rotherham. The estate offers excellent access to the M1 at J31 approx. 2 miles East. Sheffield City Centre is 9 miles NW accessed via A57. The surrounding area is an established location home to occupiers including Greencore, Schaeffer, Preformed Windings and Cutting Edge Laser.

Description

The premises comprise a modern detached industrial / warehouse unit of steel portal frame construction with clad elevations sat beneath a pitched roof. The premises are finished to a specification including -

- 7m eaves
- 1 full height roller shutter loading door
- Fitted office accommodation
- LED lighting to warehouse and offices
- 3 phase power supply
- Good sized secure yard
- Dedicated carparking

The premises will be available November 2023

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	8,140	756.21
Ground Floor Office / Reception	1,005	93.36
First Floor Office	901	83.7
TOTAL	10,046 SQ FT	933.27 SQ M

Terms

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The premises currently have a rateable value of £50,500.

Interested parties are advised to make their own enquires with the Rating Department or the Local Authority.

EPC Rating

EPC D-86



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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