



Modern Industrial/Warehouse Unit 11,553 Sq Ft (1,073.27 Sq M)

- Close to Sheffield & Rotherham Centres
- Secure yard and parking area
- Excellent access to the M1

Modern Industrial/Warehouse Unit

11,553 Sq Ft (1,073.27 Sq M)

Location

The available premises form part of the established Vector 31 Industrial Estate, situated in the Wales Bar area at the boundary of Sheffield and Rotherham.

The estate offers excellent access to the M1, roughly 2 miles away from Junction 31, as well as 3 miles further to the M1 / M18 interchange towards Doncaster. Sheffield City Centre can be reached within a 9 mile drive from the industrial estate via the A57

Description

The premises comprise a modern industrial unit of steel portal frame construction with brick / block and clad elevation set beneath a pitched roof.

- > Dedicated car parking
- > 8m eaves
- > 2x full height roller shutter loading doors.
- > 3 phase power supply
- > Fitted office accommodation
- > Lighting to warehouse and offices
- > Secure yard

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground floor	10,712	995.14
First floor	841	78.13
TOTAL	11,553 SQ FT	1,073.27 SQ M

Terms

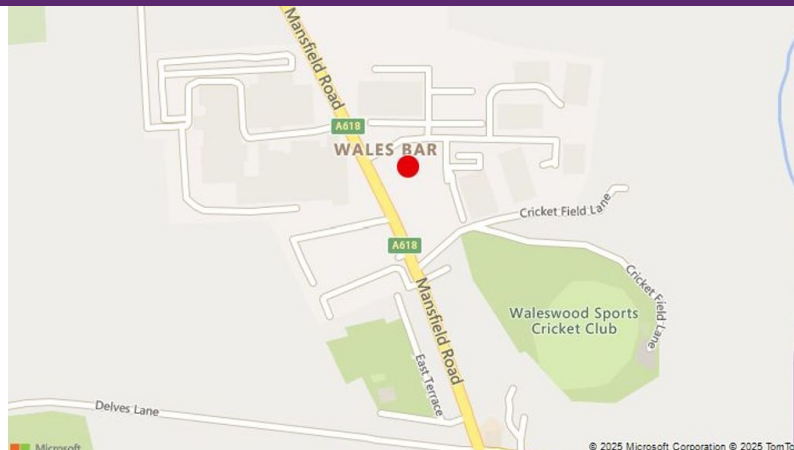
The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

VAT

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

EPC Rating

EPC Available upon request



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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