

**Mileway**

# Vector 31 Rotherham

Available to Let  
Warehouse  
11,649 sq ft



2x roller shutter doors



Modern office space



Ample parking and yard area



8 m eaves height



Recently refurbished



LED lighting



# Vector 31

Vector 31 Rotherham S26 5NU



## Description

The premises have recently undergone a full refurbishment and comprise a modern industrial warehouse unit of steel portal frame construction with brick block and clad elevation set beneath a pitched roof.

The building benefits from 8 metre eaves, 2 x full height roller shutter loading doors and three-phase electricity. A modern first floor open plan office space provides a quality workplace for office employees and the warehouse enjoys a canteen and kitchen space beneath this.

Externally, the property is set within a green, high-quality landscaped environment and has a large secured yard and dedicated car parking area.

## Location

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 which is approximately 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.

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## EPC

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## Terms

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## Viewing / Further Information

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## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit E Vector 31	Warehouse	11,649	Immediately
Total		11,649	

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