

# WALESWOOD INDUSTRIAL ESTATE

Wales Bar, Rotherham, S26 5PY

# TO LET

# NEWLY REFURBISHED



## INDUSTRIAL / WAREHOUSE UNIT

UNIT 5 & 6, BLOCK A - 6,547 SQ FT (599.8 SQ M)

Excellent motorway access via  
Junction 31 of the M1 motorway

Established industrial /  
warehousing location

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UNIT 5&6A - 6,547 SQ FT (599.8 SQ M)

## Description

Waleswood Industrial Estate is a well-established estate with 22 industrial / warehouse units spread across three terraced blocks, totalling 112,936 sq ft (10,492 sq m).

The estate offers modern refurbished industrial / warehouse units, ranging from 3,223 sq ft to 16,662 sq ft (299.4 sq m - 1,547.95 sq m).

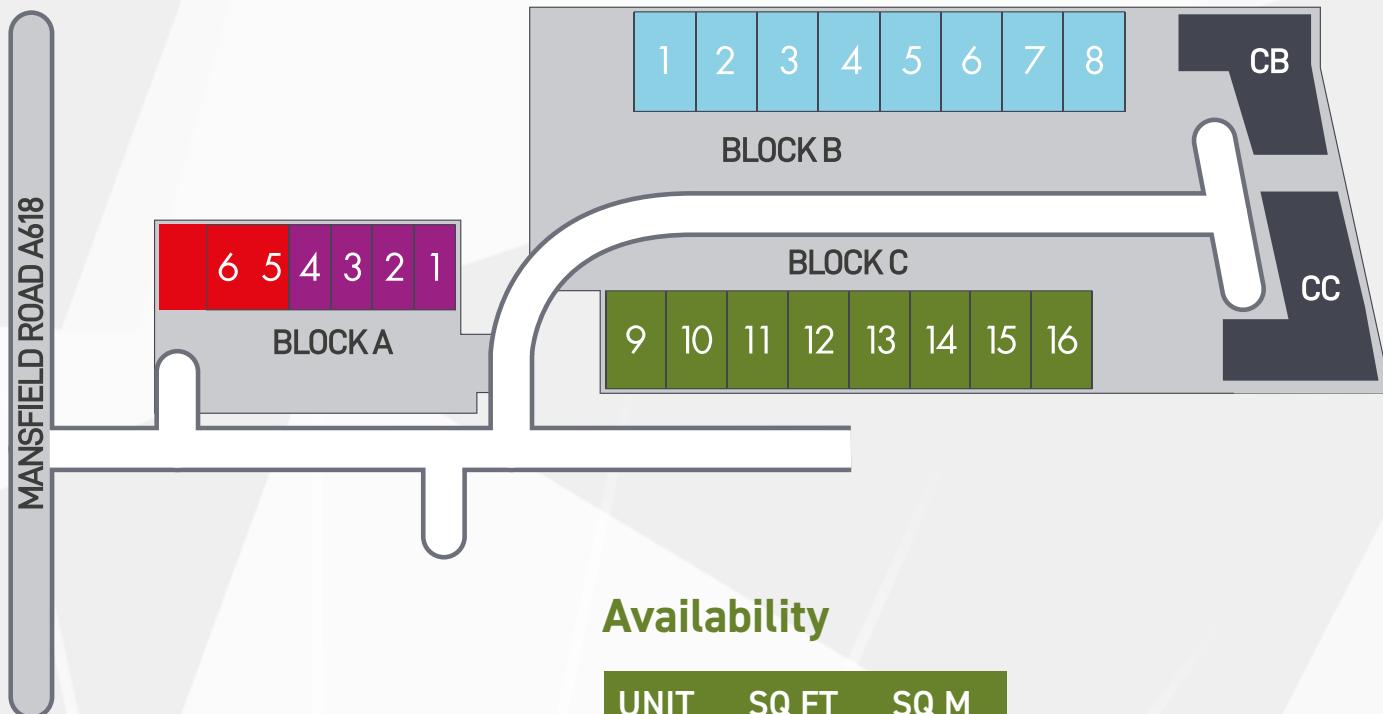
Conveniently located near the entrance to Gulliver's Valley Theme Park Resort, the estate has attracted both national and local occupiers.

## 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

UNIT	SQ FT	SQ M
5&6A	6,547	599.8

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## Unit 5&6A

The available property comprises a modern end-terraced industrial warehouse unit of steel portal frame construction beneath a pitched roof incorporating translucent light panels.

Internally the property offers open warehouse accommodation with an office and welfare block to front.

The unit is to be newly refurbished, specification to include:

- Refurbished warehouse
- 5.67m eaves height, with an apex of 7m
- LED lighting
- 2 full height ground level loading door
- Solid concrete floor
- Refurbished office and welfare block
- Good sized loading area and ample parking
- Secure site
- Dedicated secure compound / yard



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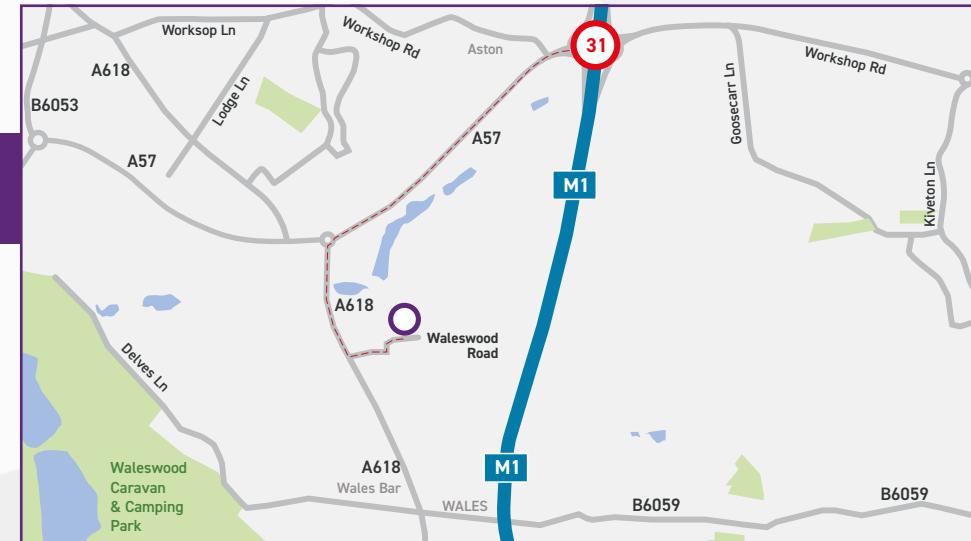
UNIT 5&6A - 6,547 SQ FT (599.8 SQ M)

**SAT NAV: S26 5PY**

## Location

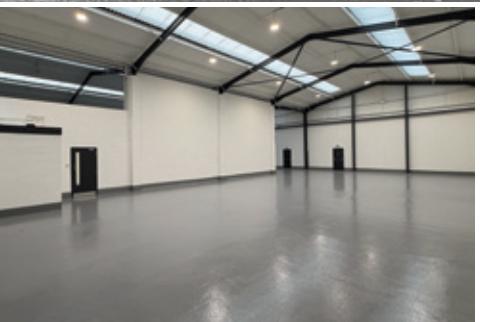
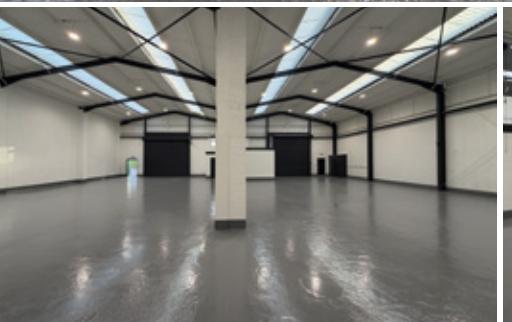
Waleswood Industrial Estate occupies an ideal position within South Yorkshire, at the boundary of Sheffield and Rotherham.

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

£59,000pa with incentives.

## Further Information

For further information, please contact:



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[www.waleswoodindustrialestate.co.uk](http://www.waleswoodindustrialestate.co.uk)

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