

WALESWOOD INDUSTRIAL ESTATE

Wales Bar, Rotherham, S26 5PY

TO LET

NEWLY REFURBISHED

UNIT 11 BLOCK C

INDUSTRIAL / WAREHOUSE UNIT

UNIT 11, BLOCK C – 6,054 SQ FT (562 SQ M)

Excellent motorway access via
Junction 31 of the M1 motorway

Established industrial /
warehousing location

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Description

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

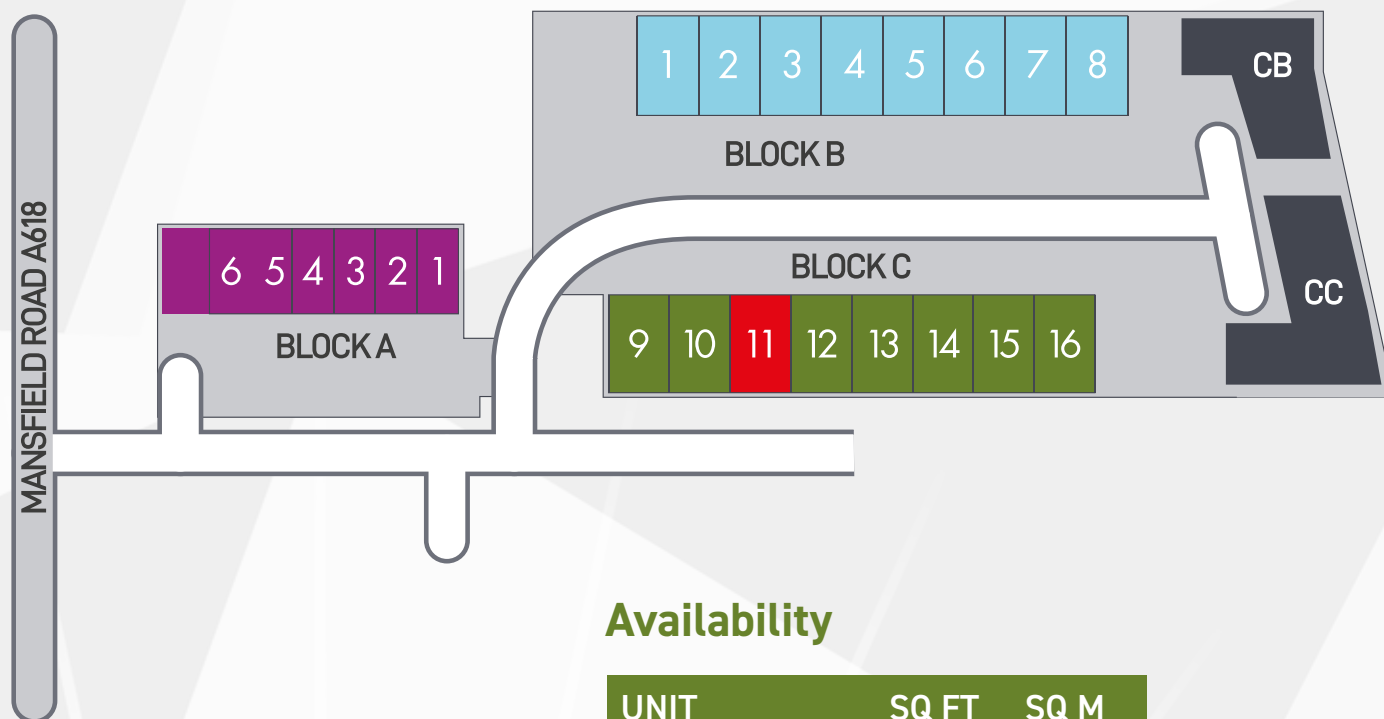
Conveniently located near the entrance to Gulliver's Valley Theme Park Resort, the estate has attracted both national and local occupiers.

Terms

The unit is available by way of a new full repairing and insuring lease on flexible terms.

Legal Costs

Each party will be responsible for their own legal costs.



Availability

UNIT	SQ FT	SQ M
Unit 11 Block C	6,054	562

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Unit 11 Block C

Unit 11 Block C is constructed in accordance with the following specification:

- Steel portal frame construction
- 6m eaves height rising to an apex of 8m
- Solid concrete floor
- Full height roller shutter doors
- Fitted two storey office accommodation
- External car parking and loading area



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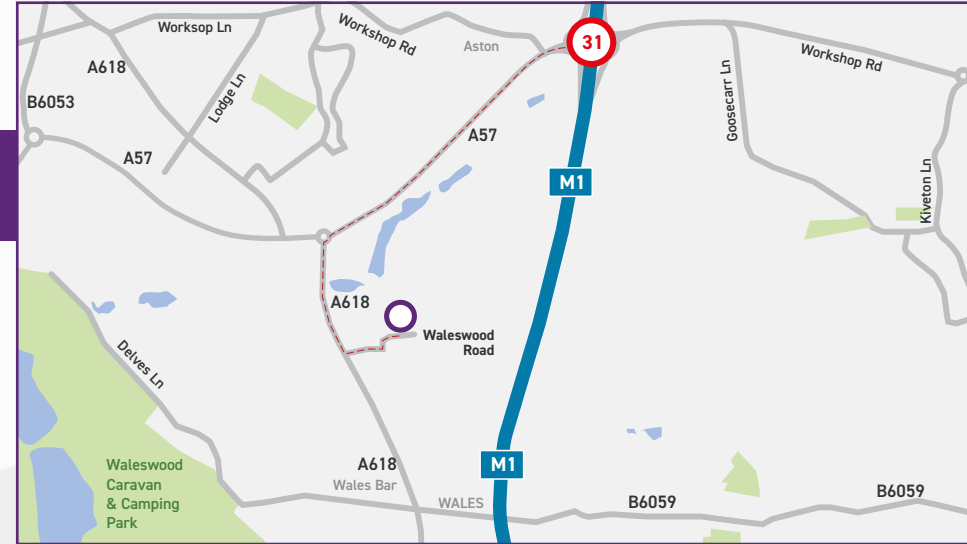
UNIT 11 BLOCK C -
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SAT NAV: S26 5PY

Location

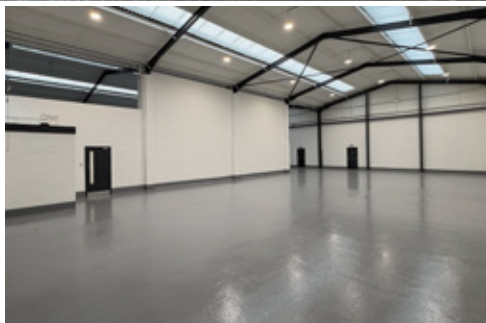
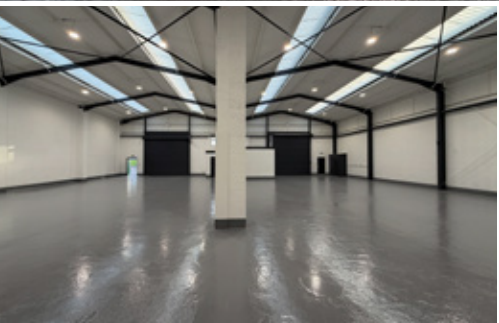
Waleswood Industrial Estate occupies an ideal position within South Yorkshire, at the boundary of Sheffield and Rotherham.

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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Indicative images.

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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 Agency (VOA) for further information.

Rent

£54,486 pa (£9 PSF), with incentives.

Further Information

For further information, please contact:



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Designed by:

0161 387 7252

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**UNIT 11 BLOCK C –
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Managed by

MK2
REAL ESTATE

HELPSIDE NUMBER
0121 214 1970

Asset Manager

Caissoni