COMMERCIAL PROPERTY PARTNERS

To Let
Unit 3b/4b, Waleswood Road
Wales Bar
Sheffield
S26 5PY

Industrial / Warehouse Unit

11,060 Sq Ft (1,027.47 Sq M)

- Excellent motorway access via junction 31 of the M1 Motorway
- Established industrial / warehousing location
- 2 Loading Doors

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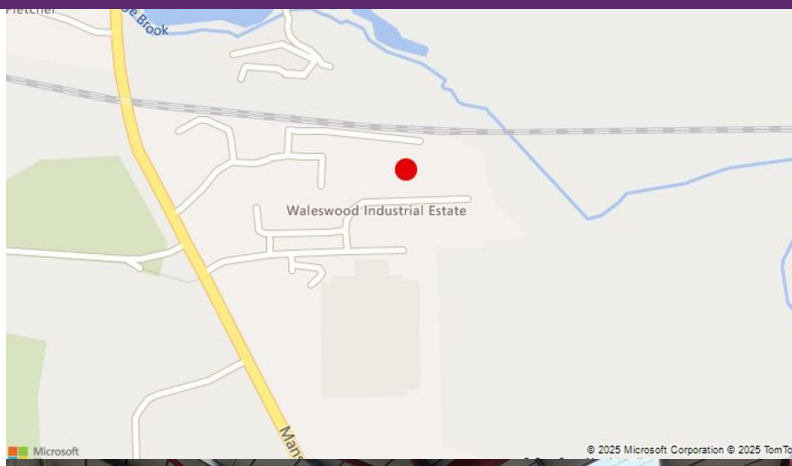
11,060 Sq Ft (1,027.47 Sq M)



Location
Waleswood Industrial Estate occupies an ideal position within South Yorkshire at boundary Sheffield and Rotherham. The estate is well placed benefiting from easy access into Sheffield via the A57 as well as benefiting from excellent access to the M1 at junction 31. The M1 / M18 interchange is a further 3 miles away to the north.

Description
Waleswood Industrial Estate is a well established estate compromising 22 industrial / warehouse units, totaling 112,000 sq ft (10,405 sq m) over three blocks of terraced accommodation. The scheme is at the entrance of the new Gulliver's Valley Theme Park Resort which is now open.

Units 3B & 4B comprise a pair of connected industrial units of steel portal frame construction with blockwork elevations and a single pitch roof. The units benefit from a front yard providing parking and loading areas, with access via two 5m tall roller shutter doors. Internally, the space offers an eaves height of 6m, suitable for a range of light industrial or storage uses, and includes an office/reception area.

Accommodation

DESCRIPTION	SQ FT	SQ M
High Bay Warehousing	9,984	927.51
Ground Floor Office	1,076	99.96
TOTAL	**11,060 SQ FT**	**1,027.47 SQ M**

Terms
Available on new FRI lease terms to be agreed.
Quoting £91,245 + VAT per annum.

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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