



## Modern Industrial/Warehouse Unit 35,702 Sq Ft (3,316.72 Sq M)

- Close to Sheffield & Rotherham Centres
- Secure yard and parking area
- Currently Under Refurbishment



# Modern Industrial/Warehouse Unit

## 35,702 Sq Ft (3,316.72 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. The unit is currently under refurbishment works with following specification:

- > Dedicated car parking
- > 8m eaves
- > 6 full height roller shutter loading doors.
- > 3 phase power supply
- > Fitted office accommodation
- > Lighting to warehouse and offices
- > Secure yard
- > High quality landscaped environment

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	32,077	2,979.95
GF & FF Office	3,624	336.67
<b>TOTAL</b>	<b>35,702 SQ FT</b>	<b>3,316.72 SQ M</b>

### Terms

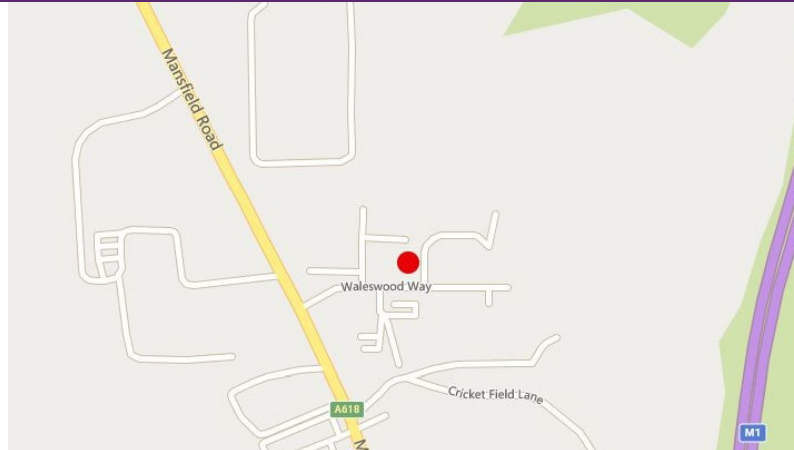
The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

### 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 joint agents CPP or Knight Frank:

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