



COMMERCIAL PROPERTY PARTNERS

For Sale
Mansfield Road
Wales Bar
Sheffield
S26 5PF



Freehold Industrial Site - For Sale

91,156 Sq Ft (8,468.39 Sq M)

- Close to Junction 31 M1
- Regular Shaped Site with Prominence
- Total site 4.15 acres

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Location

The unit fronts Mansfield Road, Wales Bar, Rotherham a short distance away from Junction 31 of the M1 Motorway. The location 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 property comprises a single user site which has been developed, extended and organically grown over time to provide a number of industrial/warehouse buildings and associated offices.

The buildings are of varying sizes and quality all used in the production and manufacturing of timber products. The site has been used as a HQ facility.

The site provides a regular shaped site which is secured by a perimeter fence. The site measures approximately 4.15 acres.

Accommodation

DESCRIPTION	SQ FT	SQ M
Main Warehouse	54,772	5,088.32
Self Contained Warehouse	18,962	1,761.57
Mezz Floor	4,492	417.31
Canopy Areas	12,930	1,201.2
TOTAL	91,156 SQ FT	8,468.39 SQ M

Terms

Freehold available with a quoting figure of £3,950,000

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

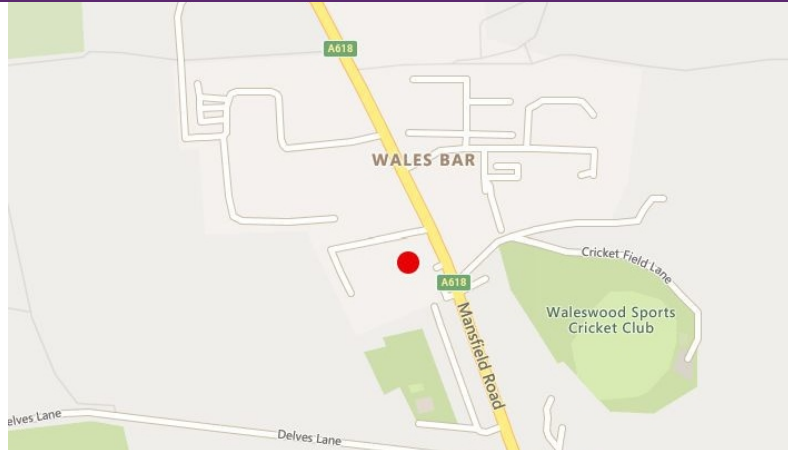
Rateable Value £151,000.

Payable £77,312 pa.

EPC Rating

C63

Full 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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