



## Industrial / Warehouse Unit 6,030 Sq Ft (560.19 Sq M)

- Excellent motorway access via junction 31 of the M1 motorway
- Established industrial / warehousing location
- Good quality office accommodation

# Industrial / Warehouse Unit

## 6,030 Sq Ft (560.19 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 comprising 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.

The unit is constructed in accordance with the following specification:

- Steel portal frame construction
- 6m eaves height
- Solid concrete floors
- Full height roller shutter doors
- Fitted office accommodation
- Fully fenced and secure sight
- Excellent external car parking and loading area

### Accommodation

DESCRIPTION	SQ FT	SQ M
Industrial / Warehouse	5,468	507.98
First Floor Offices	562	52.21
<b>TOTAL</b>	<b>6,030 SQ FT</b>	<b>560.19 SQ M</b>

### Terms

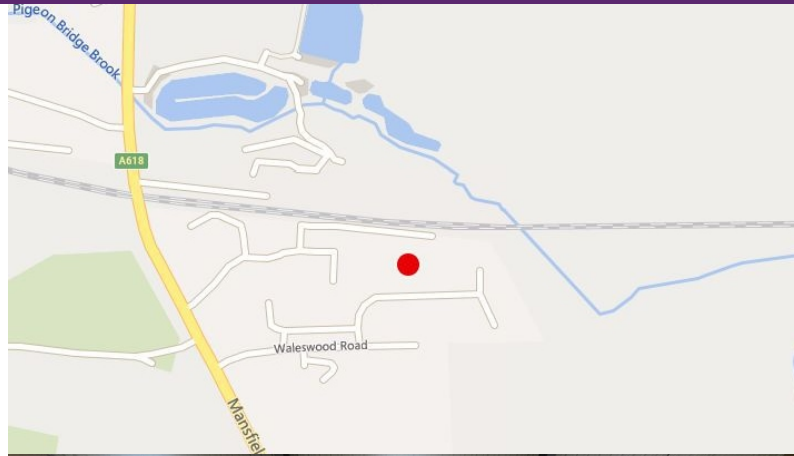
Available on new FRI lease terms to be agreed.  
Quoting £48,000 pa.

### 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

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: [ed@cpartners.co.uk](mailto:ed@cpartners.co.uk)

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: [chloe@cpartners.co.uk](mailto:chloe@cpartners.co.uk)

July 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.