

WALESWOOD

industrial estate / J31 M1 rotherham

Wales Bar / Rotherham / S26 5PY

INDUSTRIAL UNITS TO LET

**Industrial /
Warehouse Units**

**Units from
3,284 sq ft to 6,097 sq ft**

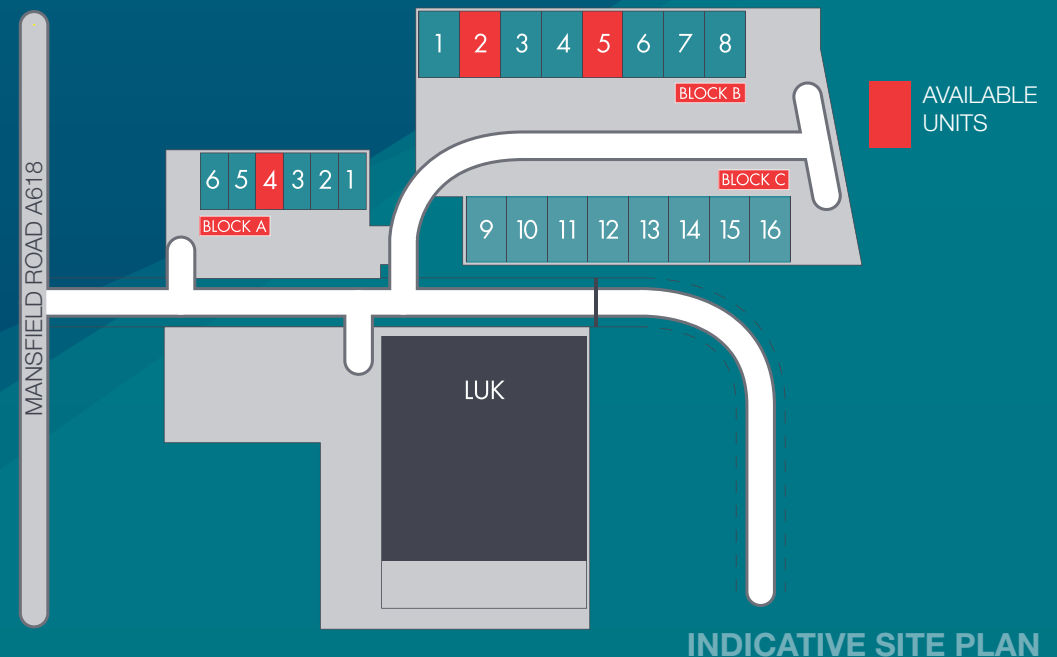
**Good motorway access via
Junction 31 of the M1 motorway**

**Established industrial /
warehousing location**

THE SCHEME

Waleswood Industrial Estate is a well established estate comprising 22 industrial/warehouse units, totalling 112,000 sq ft (10,405 sq m) over three blocks of terraced accommodation. The estate provides modern refurbished industrial / warehouse units ranging from 3,284 sq ft up to 6,097 sq ft.

The estate has attracted a range of both local and national occupiers including Yorkshire Crisps, Panel Systems Limited, Greencore Group, Dawton Engineering and Newell Rubbermaid UK. Clutch manufacturers LUK are located on the adjacent site.



SPECIFICATION

The units are constructed in accordance with the following specification:

- Steel portal frame construction
- 6m eaves height
- Solid concrete floors
- Full height roller shutter loading doors
- Fitted office accommodation
- Excellent external car parking and loading area
- Block B & C fully fenced and secured site

AVAILABILITY

The units and compound areas are available on a new Full Repairing and Insuring lease on terms to be agreed.

ACCOMMODATION SCHEDULE

UNIT NUMBER	FLOOR AREA		EPC RATING
	SQ FT	SQ M	
A4	3,284	305.09	F133
B2	5,500	510.96	D90
B5	6,097	566.43	D84

LOCATION

AIRPORTS	MILES
Robin Hood, Doncaster/Sheffield	20
East Midlands	49
Leeds/Bradford	54
Humberside	58
Manchester	85 (Via M62)
MAJOR CITIES AND TOWNS	MILES
Sheffield	9
Rotherham	10
Doncaster	17
Nottingham	34
Leeds	41
Grimsby	65
Hull	66
RAIL STATIONS	MILES
Sheffield	9
Doncaster	16

Waleswood Industrial Estate occupies an ideal position within South Yorkshire at boundary of 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.

RENT

Upon application.

RATES

Interested parties are advised to contact the local valuation office for further information.

LEGAL COSTS

Each party is to bear their own legal costs in completion of any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate.



VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment with the retained agents



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