



Detached Industrial Unit

Unit B Vector 31, Waleswood Way, Sheffield, S26 5NU

To Let / For Sale

- High quality detached industrial unit
- 12,002 sq ft (1,115.4 sq m)
- Ideally located south east Sheffield, close to Junction 31 of the M1 motorway
- Established estate
- Immediately available
- 7m eaves
- Secure yard

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Location

The available accommodation forms part of Vector 31 Industrial Estate which is located at the boundary of Sheffield and Rotherham, approximately 2 miles from Junction 31 of the M1 motorway, accessed via the A57 and A618.

The estate fronts onto Mansfield Road which benefits from easy access to Junction 31 of the M1 motorway and also into Sheffield city centre. In turn the site is also easily accessible to the wider motorway network including both the M18 and A1(M). The estate is therefore well placed to benefit from easy access across South Yorkshire and also the North East Midlands.

The surrounding area is an established commercial location, home to occupiers including Hermes, CCPI Europe Ltd, Euro Car Parts and Suplex UK Ltd.

Description

The available accommodation comprises a high quality detached industrial/warehouse unit finished to a specification to include the following:-

- Steel portal frame construction
- Half height blockwork walls
- Clad elevations
- Transparent rooflights
- 7m clear internal height
- High bay lighting
- Connections to all mains services
- Full height roller shutter loading door
- Fitted office accommodation
- WC's
- Kitchenette/canteen area.

Externally the property has the benefit of a large secure yard and loading area where there are approximately 20 marked car parking spaces.

Accommodation

From the measurements taken on site, we understand that the accommodation extends to the following gross internal floor area:

	Sq ft	Sq m
Office	2,070	192.37
Warehouse	9,932	923.04
Total GIA	12,002	1,115.41

Terms

The accommodation is available for sale or to let, by way of a new lease on terms to be agreed.

Business Rates

The premises have a rateable value of £46,250. Rates payable for 2018/19 are 50.4p in the pound. Interested parties should seek advice from the local Rating Department to confirm the rates payable.

VAT

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

EPC

B-40.

Legal Costs

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

Viewing and Further Information

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