



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

# Freehold Industrial Site - For Sale

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

### 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
<b>TOTAL</b>	<b>91,156 SQ FT</b>	<b>8,468.39 SQ M</b>

### Terms

Freehold available with a quoting figure of £4,200,000.

### VAT

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

### Rateable Value

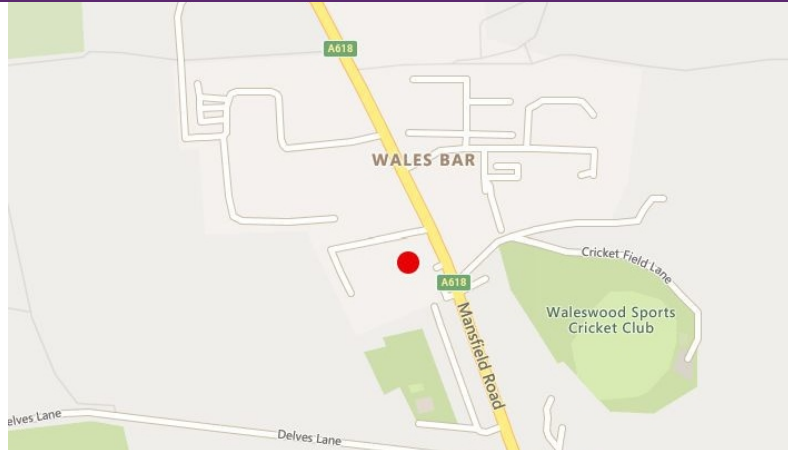
Rateable Value £151,000.

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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