

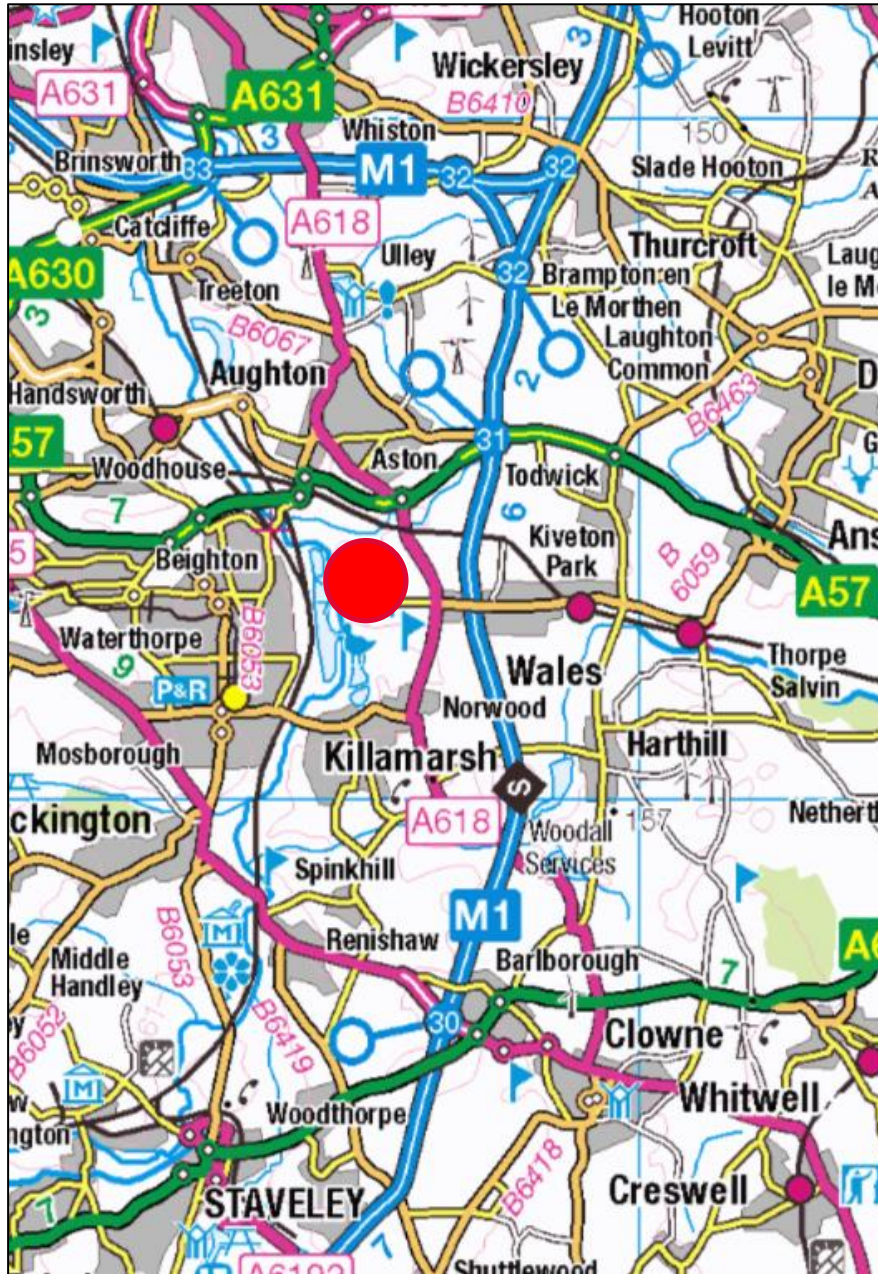
TO LET.

Modern industrial / warehouse unit on established estate with excellent links to J31 M1.



Unit J, Vector 31, Waleswood Way, Sheffield, S26 5NU.

Modern detached industrial / warehouse unit extending to 10,046 sq ft – Available from November 2023.



Location.

The available premises form part of the established Vector 31 Industrial Estate, situated in the Wales Bar area at the boundary of Sheffield and Rotherham.

The estate offers excellent access to the M1 at J31 approx. 2 miles East. Sheffield City Centre is 9 miles NW accessed via the A57.

The surrounding area is an established location home to occupiers including Greencore, Schaeffer, Preformed Windings and Cutting Edge Laser.

Description.

The premises comprise a modern detached industrial / warehouse unit of steel portal frame construction with clad elevations set beneath a pitched roof. The premises are finished to a specification including -

- ❖ 7m eaves
- ❖ 1 full height roller shutter loading door
- ❖ Fitted office accommodation over 2 floors.
- ❖ LED lighting to warehouse and offices
- ❖ 3 phase power supply
- ❖ Good sized secure yard
- ❖ Dedicated car parking

The premises are available from November 2023.

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	756.23	8,140
Ground Floor Office / Reception	93.37	1,005
First Floor Office	83.71	901
Total	933.31	10,046

Quoting Rent.

Quoting rent available upon application.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

The premises currently have a Rateable Value of £50,500.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

D-86

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

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

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.

For further information, or to arrange a viewing, please contact joint agents Knight Frank or CPP:.

KNIGHT FRANK

Harry Orwin - Allen

+44 114 2729 750
 +44 7467 912 623
harry.orwin-allen@knightfrank.com

KNIGHT FRANK

Rebecca Schofield

+44 114 2729 750
 +44 7776 172123
rebecca.schofield@knightfrank.com

CPP

Ed Norris

+44 114 2738 857
 +44 7711 319 339
ed@cpppartners.co.uk

CPP

Max Pickering

+44 114 2738 857
 +44 7835 059363
max@cpppartners.co.uk

Important Notice

- Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank 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 Knight Frank LLP nor any joint agent has any authority to make any representations responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent 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.
- VAT: The VAT position relating to the property may change without notice.
- Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2023. Photographs dated June 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

