

# Vector 31

Vector 31 Rotherham S26 5NU  
Warehouse | 11,649 ft<sup>2</sup>



2x roller shutter doors



Modern office space



Ample parking and  
yard area



8 m eaves height



Recently refurbished



LED lighting

Available to Let





## Description

The premises have recently undergone a full refurbishment and comprise a modern industrial warehouse unit of steel portal frame construction with brick block and clad elevation set beneath a pitched roof. The building benefits from 8 metre eaves, 2 x full height roller shutter loading doors and three-phase electricity. A modern first floor open plan office space provides a quality workplace for office employees and the warehouse enjoys a canteen and kitchen space beneath this. Externally, the property is set within a green, high-quality landscaped environment and has a large secured yard and dedicated car parking area.

## Location

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 which is approximately 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.

## Further information

### EPC

### Terms

Unit E: C, Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit E Vector 31	Warehouse	11,649	Immediately
Total		11,649	

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