

Vector 31 Network Centre

Vector 31 (NS) Rotherham S26 5NU

Warehouse | 2,624 ft²



Roller shutter door



5 metre eaves height



Modern specification and build



Secure gated estate with CCTV

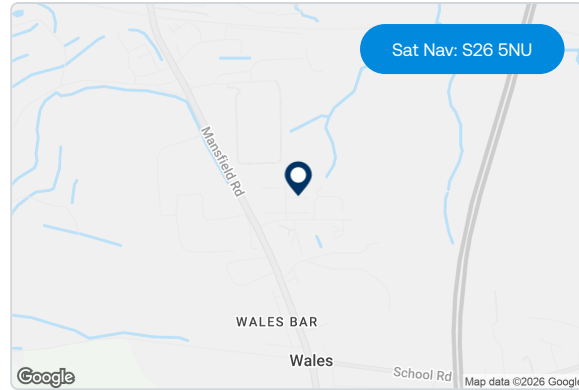


M1 and Sheffield City Centre

Available to Let



LastMileFirst | mileway.com



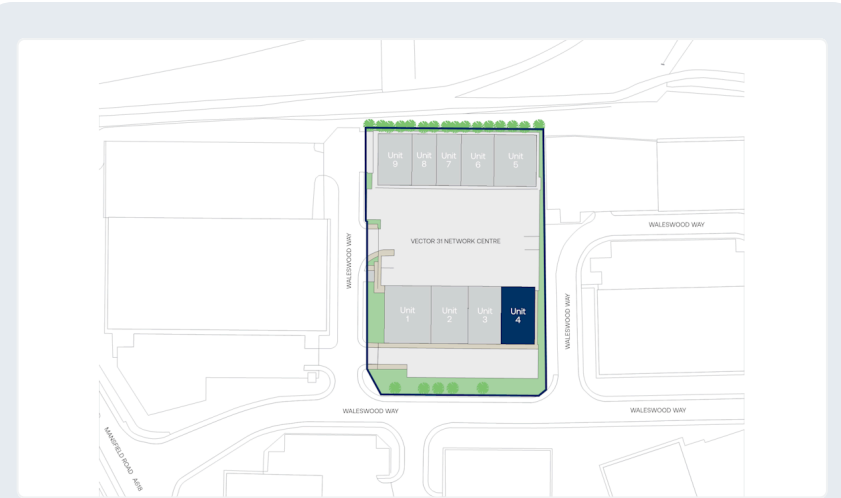
Description

Vector 31 Network Centre consists of 9 workspace units totaling 22,613 sq. ft. The units are of modern specification and build with fully fitted offices ranging from 1,714 to 3,587 sq. ft. The estate is secure and gated with CCTV and 24-hour access.

Unit 4 is currently available and is fitted to a specification to include 5 metre eaves, lighting, a gas blow heater, WC facilities, small office and kitchenette. Externally there is a shared yard and each unit has three allocated car parking spaces

Location

Vector 31 Network Centre forms part of the established Vector 31 Industrial Estate, situated in the Wales Bar area on the boundary of Sheffield and Rotherham. The estate 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 is approximately 9 miles away. Notable occupiers in the immediate area include Schaeffer, Preformed Windings and Cutting Edge Laser.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4	Warehouse	2,624	Immediately	2,187
Total		2,624		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Further information

EPC Unit
4: C,

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

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

[Book a viewing](#)

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