

Vector 31

Vector 31 Rotherham S26 5NU

Warehouse | 11,649 ft²



2x roller shutter doors



Modern office space



Ample parking and yard area



8 m eaves height



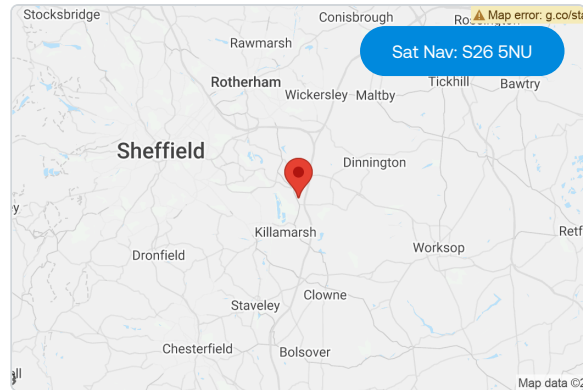
Recently refurbished



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.



Accommodation:

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

Further information

EPC
Unit E: C,

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](#)

Ben Robinson
Mileway
yorkshire@mileway.com
0113 8683776

Ed Norris
CPP
ed@cpp.uk
0114 273 8857

Harry Orwin-Allen
Knight Frank
Harry.Orwin-Allen@knightfrank.com
0114 241 3912

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