Vector 31 Network Centre

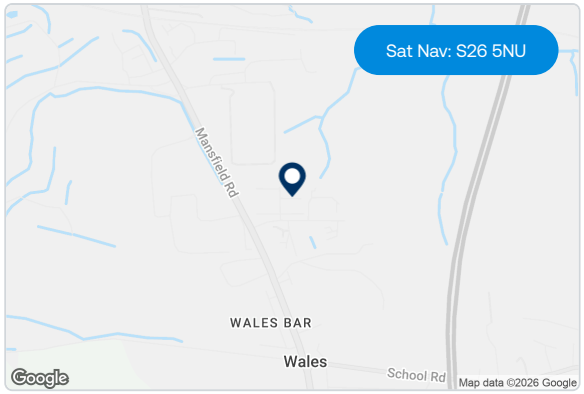
Vector 31 (NS) Rotherham S26 5NU

Warehouse | 2,601 ft²

- Roller shutter door
- 5m eaves height
- Modern unit
- Secure gated yard







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.

Further information

EPC
EPC is available upon request.

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

Terms
Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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

Book a viewing

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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 4	Warehouse	2,601	Immediately	2,187	1,734	C
Total		2,601				

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