

TO LET

LM^{ONE}.

MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT



UNIT J, VECTOR 31, WALESWOOD WAY, SHEFFIELD, S26 5NU

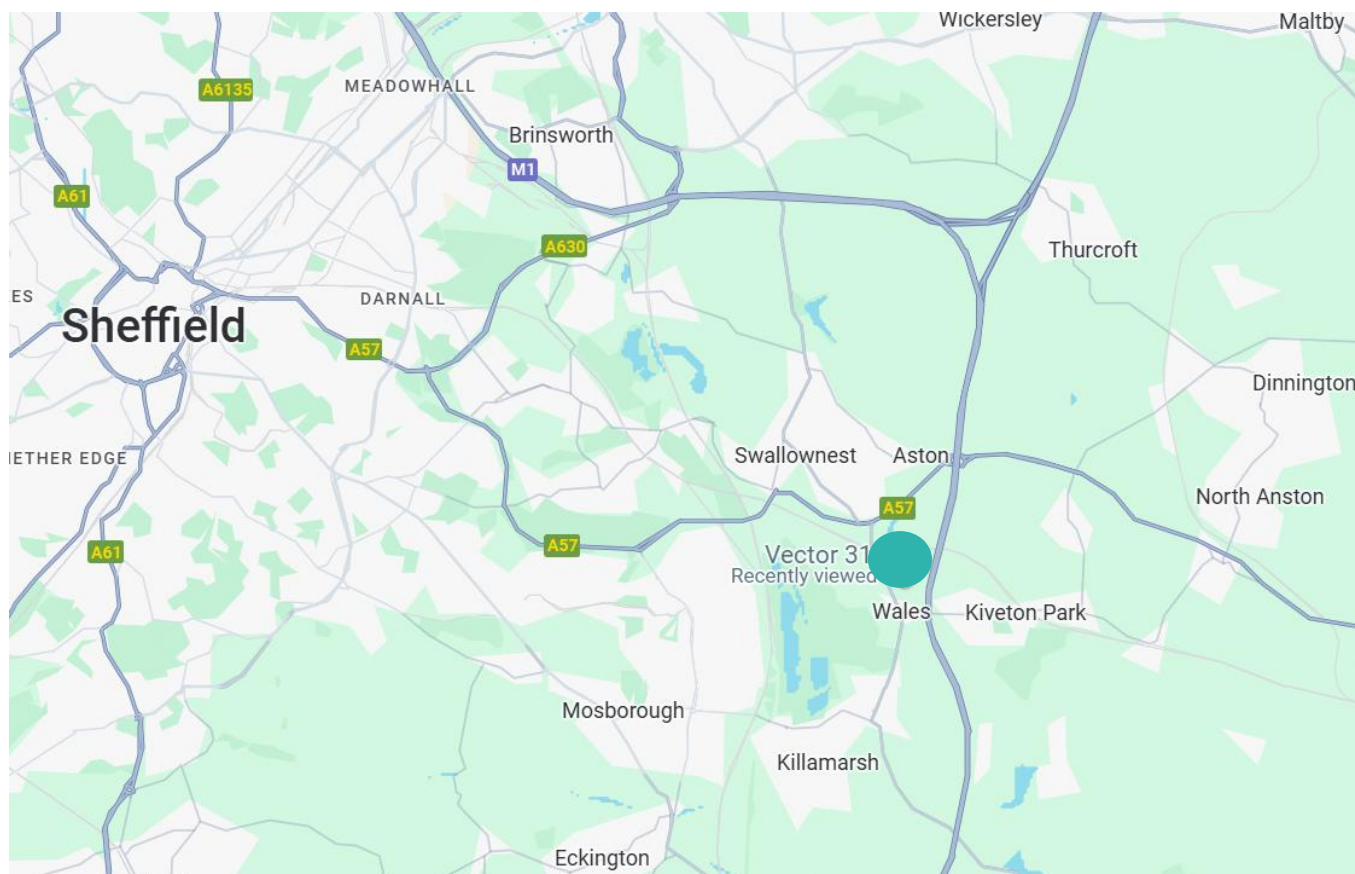
Rent – £85,000 per annum

Size – 10,046 sq ft

- Full height roller shutter loading door
- 7 metre eaves
- Enhanced power supply
- Large secure concrete surfaced yard

LEASING CONSIDERATIONS

- Available by way of assignment
- 10,046 sq ft of industrial / warehouse accommodation
- Passing rent of £85,000 per annum
- Large secure concrete surfaced yard area
- Enhanced power supply at 276 kVa and 400 Amp.
- 7 metre eaves
- 3 phase power supply
- LED lighting to offices and warehouse



LOCATION

The available premises form part of the established Vector 31 Industrial Estate, situated in the Wales Bar area of 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 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 industrial warehouse unit of steel portal frame construction with brick block and clad elevation set beneath a pitched roof. The building benefits from 7 m eaves, a full height roller shutter loading door and three-phase electricity.

Externally, the property is set within a quality landscaped environment, with a secure yard and dedicated car parking.

Description	Size
Warehouse	8,140 sq ft
Ground floor office	1,005 sq ft
First floor office	900 sq ft
Total	10,046 sq ft





RENT

From £85,000 per annum, subject to VAT where applicable.

BUSINESS RATES

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

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

EPC

EPC is D - 86. Copy available upon request.

LEGAL COSTS

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

VIEWINGS

By prior arrangement with the agent:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

July 2025

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



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