

# TO LET

# LM<sup>ONE</sup>.

## MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT



### **UNIT C, VECTOR 31, WALESWOOD WAY, SHEFFIELD, S26 5NU**

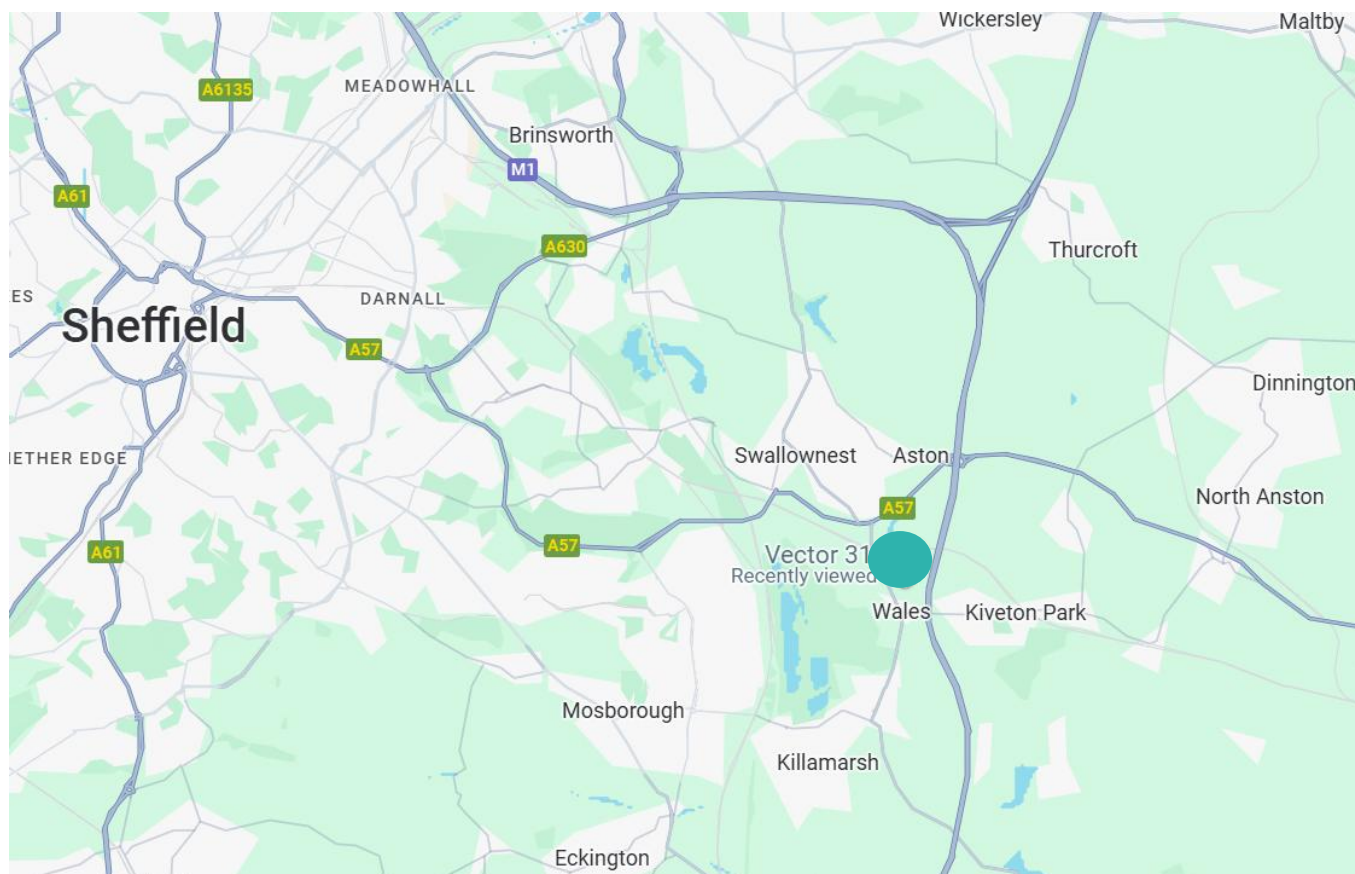
Rent – £153,000 per annum

Size – 18,040 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
- 18,040 sq ft of industrial / warehouse accommodation
- Passing rent of £153,000 per annum
- Large secure concrete surfaced yard area
- Enhanced power supply offering 1 Mva and 2,000 Amp
- 7 metre eaves
- 3 phase power supply and its own substation.
- 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	14,456 sq ft
Ground floor office	1,786 sq ft
First floor office	1,786 sq ft
Total	18,040 sq ft







## RENT

From £153,000 per annum, subject to VAT where applicable.

## BUSINESS RATES

The premises currently have a Rateable Value of £91,500

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](mailto:Matt@LM1.agency)

Tel / 07552 476 571

Email / [Steven@LM1.agency](mailto:Steven@LM1.agency)

July 2025

**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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