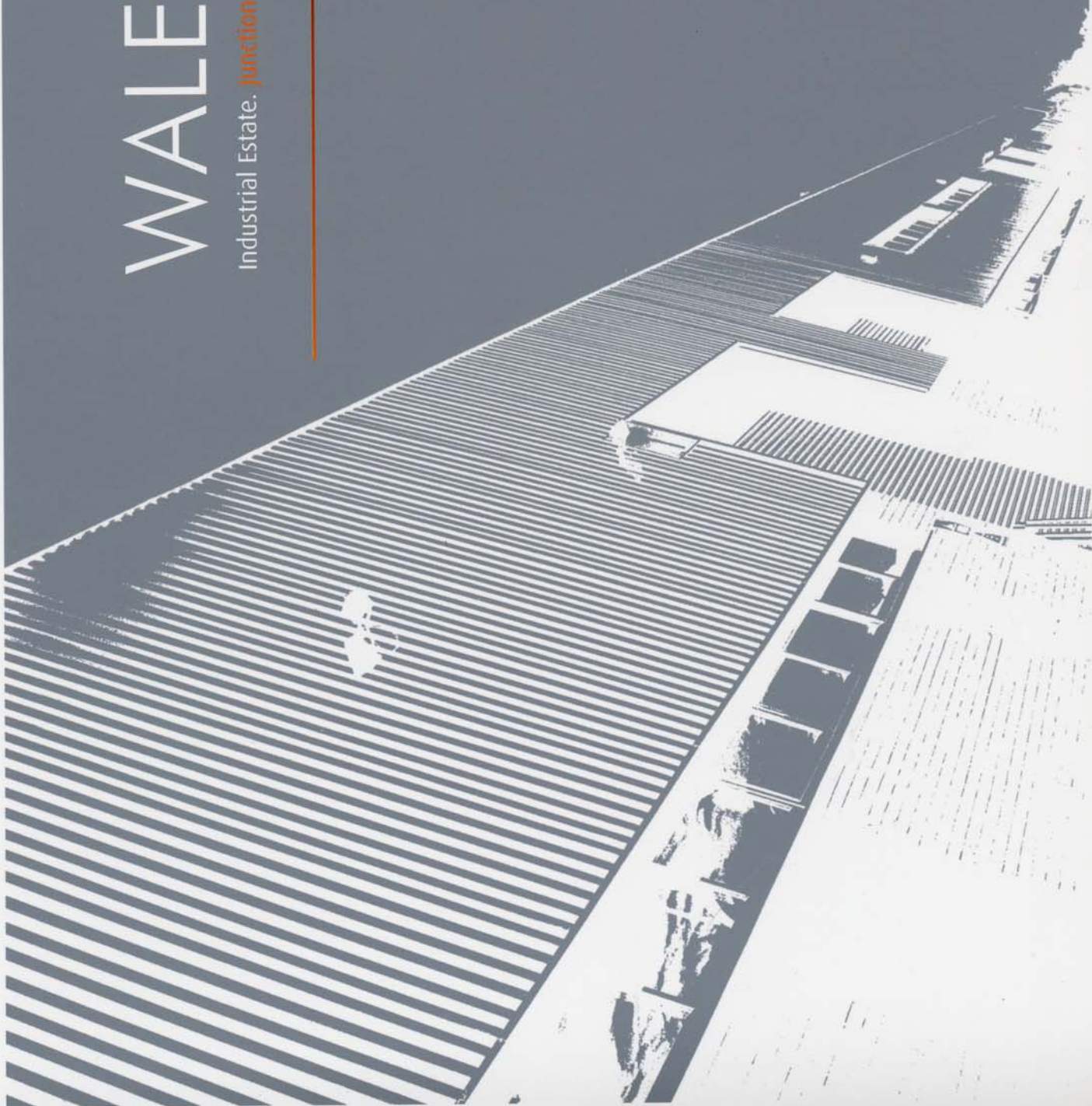


WALESWOOD

Industrial Estate, Junction 31 Sheffield. 11,000 sqm (120,000 sqft)

Newly refurbished **units to let**
from 300 sqm (3,250 sqft)



WALESWOOD

Industrial Estate. Junction 31 Sheffield. 11,000 sqm (120,000 sqft)

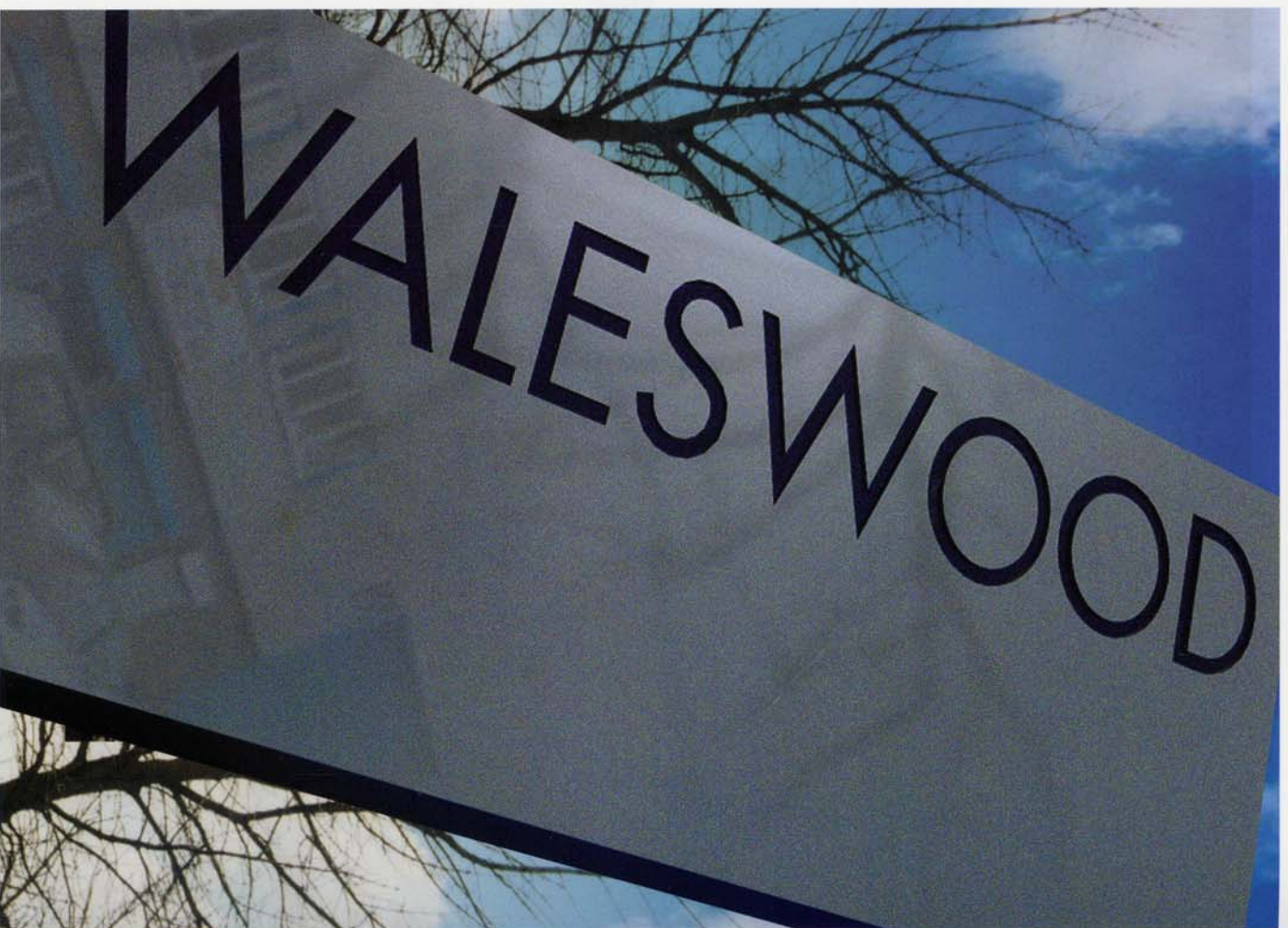
**Newly refurbished units to let
from 300 sqm (3,250 sqft)**

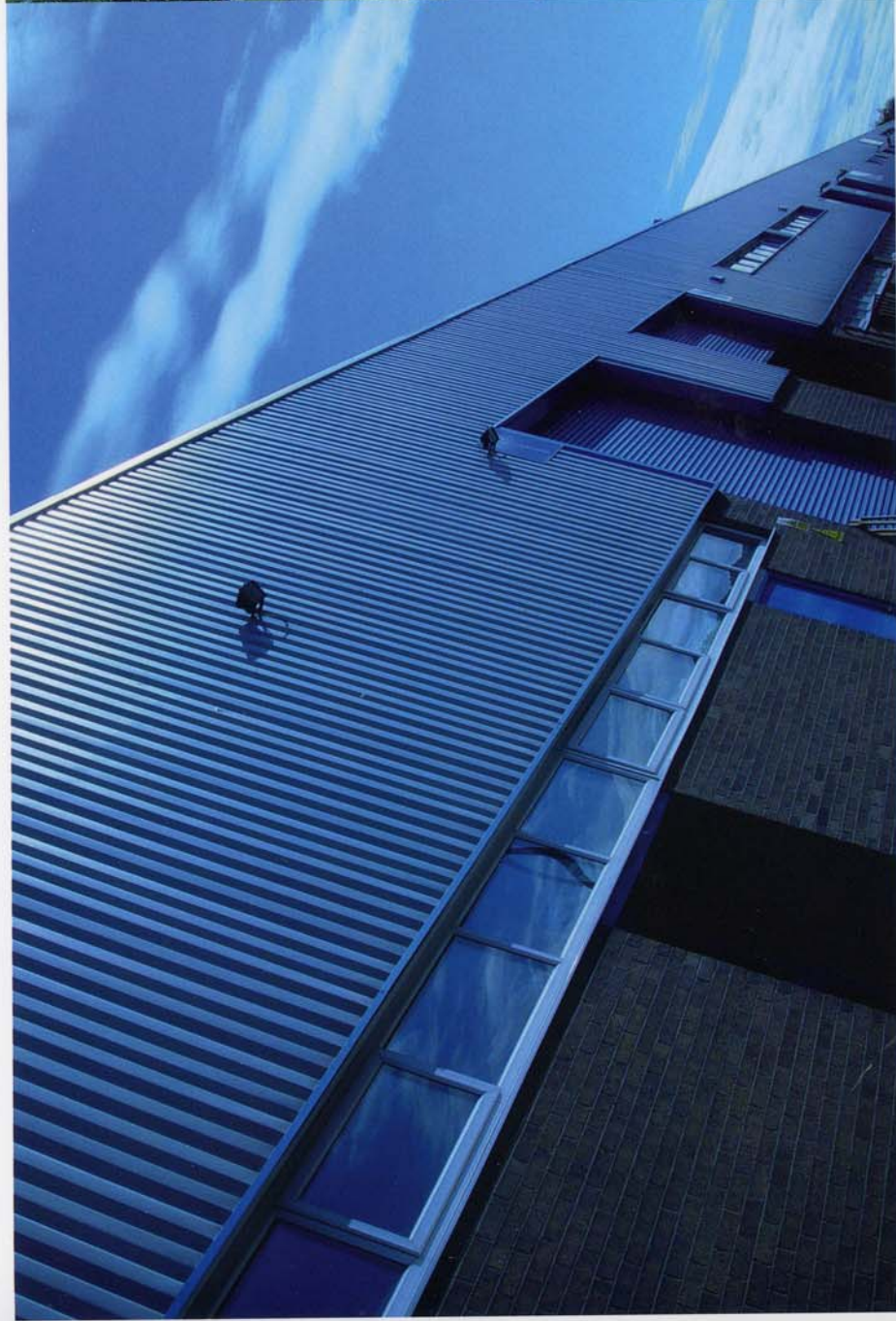
Description

Waleswood Industrial Estate is a well established estate extending to approximately 11,000 sq.m. (120,000 sqft) of recently refurbished units ranging upwards in size from 300 sq.m. (3,250 sqft). Existing occupiers on the estate include Greencore, Lafarge and Panel Systems as well as clutch manufacturer LUK on the adjacent site.

Specification

- Steel portal framed industrial units (some with office accommodation).
- 7m eaves height, 6m to haunch.
- Single 30m span.
- Clean sealed concrete floor.
- Roller shutter doors, 5m high x 4m wide.
- Good natural light.
- Fully insulated cladding to walls and roof.
- Concrete forecourts.
- 3 phase electricity and gas.





Terms

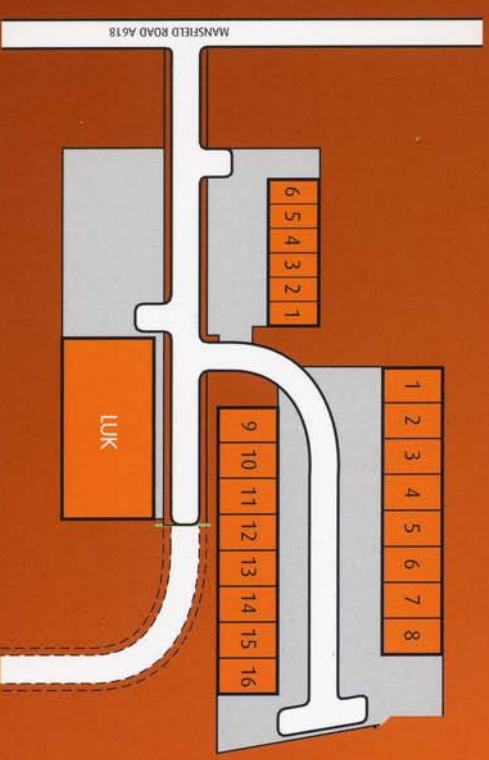
The units are available to let by way of new full repairing and insuring leases on terms to be agreed.
Full details are available from the agents.

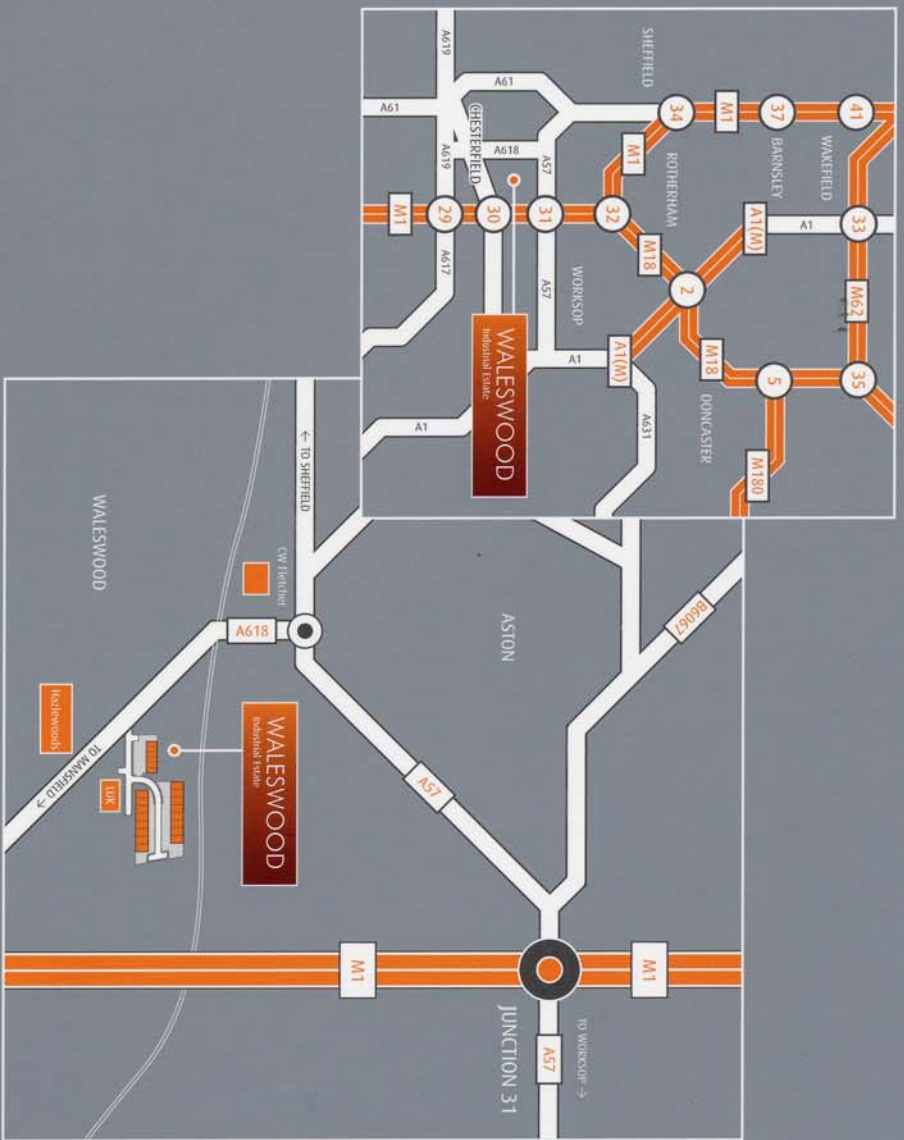


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Industrial Estate, Junction 31 Sheffield. 11,000 sqm (120,000 sqft)

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All particulars given here are for guidance only and do not form part of any contract.
All areas and distances are approximate.

Viewing & Enquiries

Knight Frank
0114 272 9750
www.knightfrank.com
Princess House, 122 Queen Street,
Sheffield S1 2DW

Lambert Smith Hampton
0114 275 3752
FOUNTAIN PRESENT BAAW GREEN SHEFFIELD S1 2JA

CBRE INVESTORS
C/O RICHARD ELLIS INVESTORS

Location
Waleswood occupies a prime position at the crossroads of the South Yorkshire Motorway network only 1 mile from Junction 31 (M1) and 3 miles from the M18/M1 interchange. It is well placed to serve Yorkshire, the Midlands and the East Coast Ports.

Distances to

Airports	Miles
Manchester	85 (via M62)
Leeds/Bradford	54
East Midlands	49.2
Robin Hood, Doncaster/Sheffield	20
Humberside	58.3

Major Cities and Towns

Rotherham	9.8
Sheffield	9.3
Doncaster	16.6
Leeds	41
Nottingham	34.3
Hull	66
Grimsey	65.4

Rail Stations

Doncaster	16
Sheffield	9

On behalf of