

PHASE 2

UNITS TO LET

INDUSTRIAL / WAREHOUSE

vector³¹

JUNCTION 31, M1, ROTHERHAM, SOUTH YORKSHIRE



UNITS FROM 10,700 TO 20,000 SQ FT
(994 TO 1,858 SQ M)

Vector 31 has been developed by langtree[™] in 2 phases. Phase 1 has a total area of 6,673 sq m (71,824 sq ft)

The location of Vector 31 is equal distance between Rotherham and Sheffield town centres, and is within 2 miles of Junction 31 of the M1. This makes the site extremely popular with local and regional businesses with good public transport links. Phase 1 has attracted a number of occupiers and owing to its success langtree[™] has now released its second phase.

Phase 2 will comprise a scheme of 6 quality industrial units totalling approximately 8,277 sq m (89,095 sq ft) with units ranging from 994 sq m (10,700 sq ft) to 1,858 sq m (20,000 sq ft).

All buildings will be constructed to a high standard equal to the Phase 1 buildings and will briefly comprise:

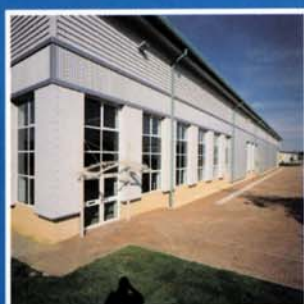
- 7 or 8 metre to underside of haunch depending on unit
- High quality first floor fully fitted offices*
- 35 kn/m² floor loading
- Heating and lighting to warehouse and offices*
- 3 phase power supply
- High quality landscaped environment
- Generous external yard and car parking areas

* Unit E will be constructed with a higher proportion of glazing for the ability to be used as a showroom/warehousing facility. Therefore all offices, lighting and heating have been excluded to give greater flexibility for the occupier.

Full details are available from either the developer or the agent

vector 31

JUNCTION 31, M1, ROTHERHAM, SOUTH YORKSHIRE





PHASE 1

FULLY OCCUPIED

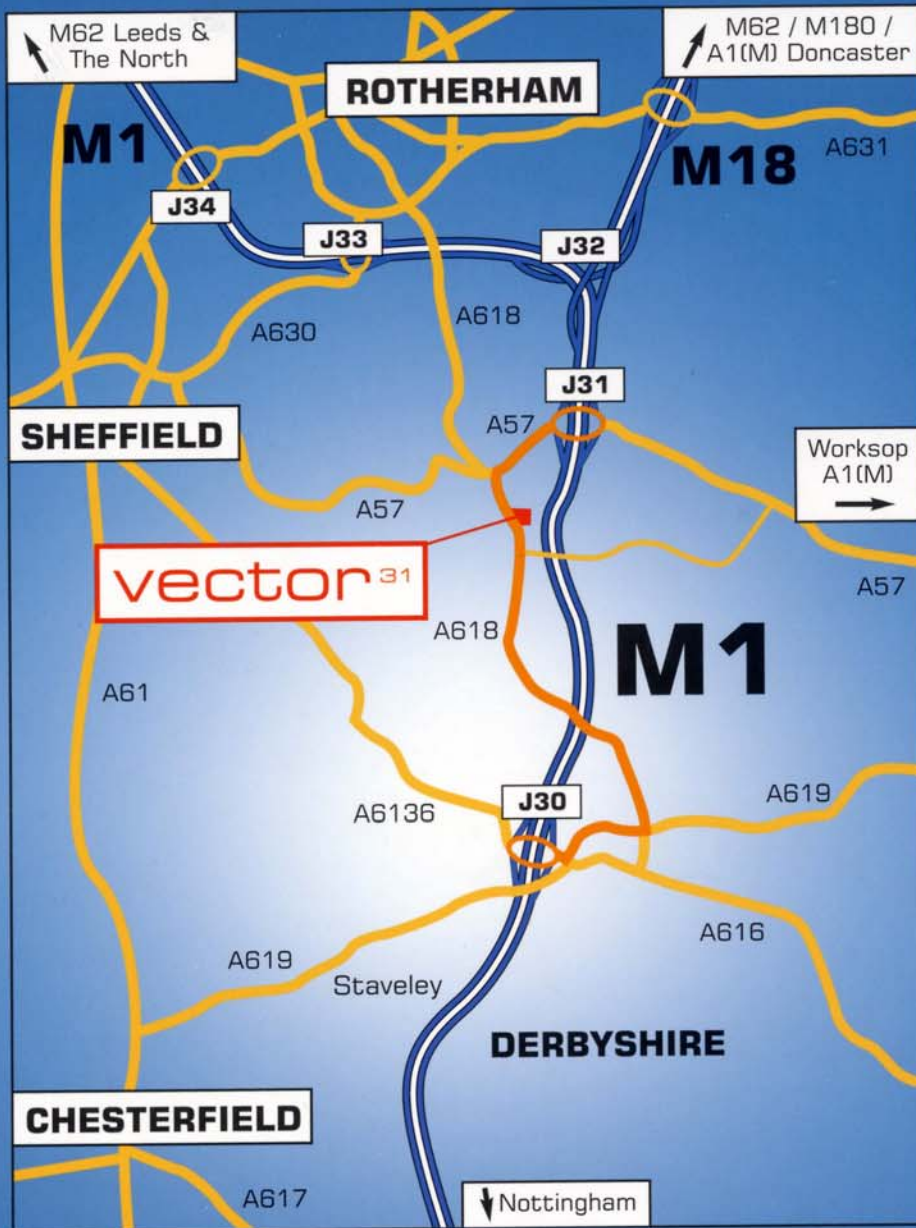
PHASE 2

Unit B	11,890 sq ft (1,105 sq m)
Unit C	17,300 sq ft (1,607 sq m)
Unit D	19,050 sq ft (1,770 sq m)
Unit E	10,705 sq ft (995 sq m)
Unit H	20,000 sq ft (1,858 sq m)
Unit J	10,150 sq ft (943 sq m)

All sizes quoted are approximate and include first floor offices, excluding Unit E which has no office content.



Vector 31 occupies a strategic site within 2 miles of Junction 31 of the M1 Motorway accessed via the A57 and the A618. The surrounding area has become an established commercial location and is now home to a variety of business occupiers who include LUK, Greencore Gleeson Construction, Century Plastics Ltd, Precision Magnetics Ltd, Network Space and The University of Sheffield.



Project part-financed by



For a viewing please contact the joint letting agents



Disclaimer: Knight Frank and Langtree Group plc for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Knight Frank and Langtree Group plc or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Knight Frank and Langtree Group plc cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Knight Frank and Langtree Group plc has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Knight Frank and Langtree Group plc will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. February 2007