



August 2007

Modern Industrial Unit

Unit 3, Vector 31 Network Centre, Waleswood Way,
Sheffield, S26 5NU

To let

- Good quality industrial unit
- Fitted out internal office
- Excellent motorway links
- Approximately 240.61 sq m (2,590 sq ft) gross internal area

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Location

Vector 31 is equidistant between Rotherham and Sheffield town centres and is within 2 miles South West of Junction 31 of the M1 on the A618.

Description

The property benefits from the following specification:-

- 4.4m eaves height
- Profile steel cladding
- Car parking and service area
- Roller shutter doors (3m wide x 4m high)
- Internal fitted out offices
- WC facilities

Accommodation (net internal area)

Description	Sq M	Sq Ft
Warehouse	196.01	2110
Offices	38.83	418

Availability

The property is held on a 3 year lease from 2 June 2006 to 2009 and will be available by way of assignment of the existing lease.

Rent

£12,924 per annum plus VAT.

Service Charge

£3,396 per annum (to include building insurance, Red Care security system, CCTV, maintenance of yard and landscaping).

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