

To let/For sale

Unit A

35,602 sq ft

VECTOR

31

Junction 31, M1, Rotherham, South Yorkshire

Industrial

langtree 

The Site

Vector 31 is a development of 9 modern industrial/warehouse units totalling approximately 160,000 sq ft.



The Details

Unit A at Vector 31 provides a detached industrial/warehouse unit totalling 35,602 sq ft (3,307.5 sq m), including fully fitted office accommodation arranged over the ground and first floors.

The scheme has been finished to a modern specification to include:

- 35 kn/sq m floor loading
- Heating and lighting to warehouse and offices
- 3 phase power supply
- Generous external yard and car parking areas
- High quality landscaped environment
- 8m eaves

The accommodation is available to let by way of a new lease, alternatively the accommodation is available for sale (999 year long leasehold).

The Location

Vector 31 is within 2 miles of Junction 31 of the M1 Motorway accessed via the A57 and the A618.

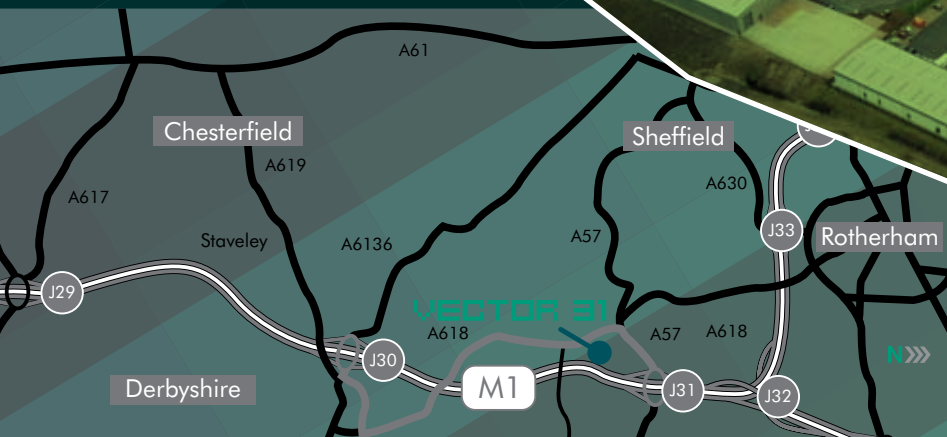
The surrounding area has become an established commercial location and is now home to a variety of local and regional business occupiers.

Local Occupiers include CCPI Europe, Greencore, LUK, Century Plastics and Trutek Fasteners.

Sat Nav: S26 5NU



Unit A	sq ft	sq m
Ground floor office	1,982	184.2
First floor office	1,561	145
Warehouse	32,059	2,978.3
Totals	35,602	3,307.5



For enquiries contact:



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