

A new development by

network 
space 

Better places for business

COMING SOON

V-31

VECTOR THIRTY ONE WEST

J31 M1 MANSFIELD ROAD SHEFFIELD S26 5PF

TO LET
NEW INDUSTRIAL / WAREHOUSE UNITS
FROM 16,500 – 42,000 SQ FT



22 acre industrial and logistics park



1.4 miles from J31 of M1



85,000 sq ft pre-let to logistics occupier



Remaining units to be delivered speculatively or on design & build basis



Starting on site Summer 2022

OPPORTUNITY

Vector 31 West is a prime South Yorkshire location and offers occupiers high grade industrial / warehouse units built to modern specification. The scheme is suitable for B1, B2 and B8 industrial / distribution uses and will provide units from 16,500 to 42,000 sq ft set within a self contained 22 acre site.

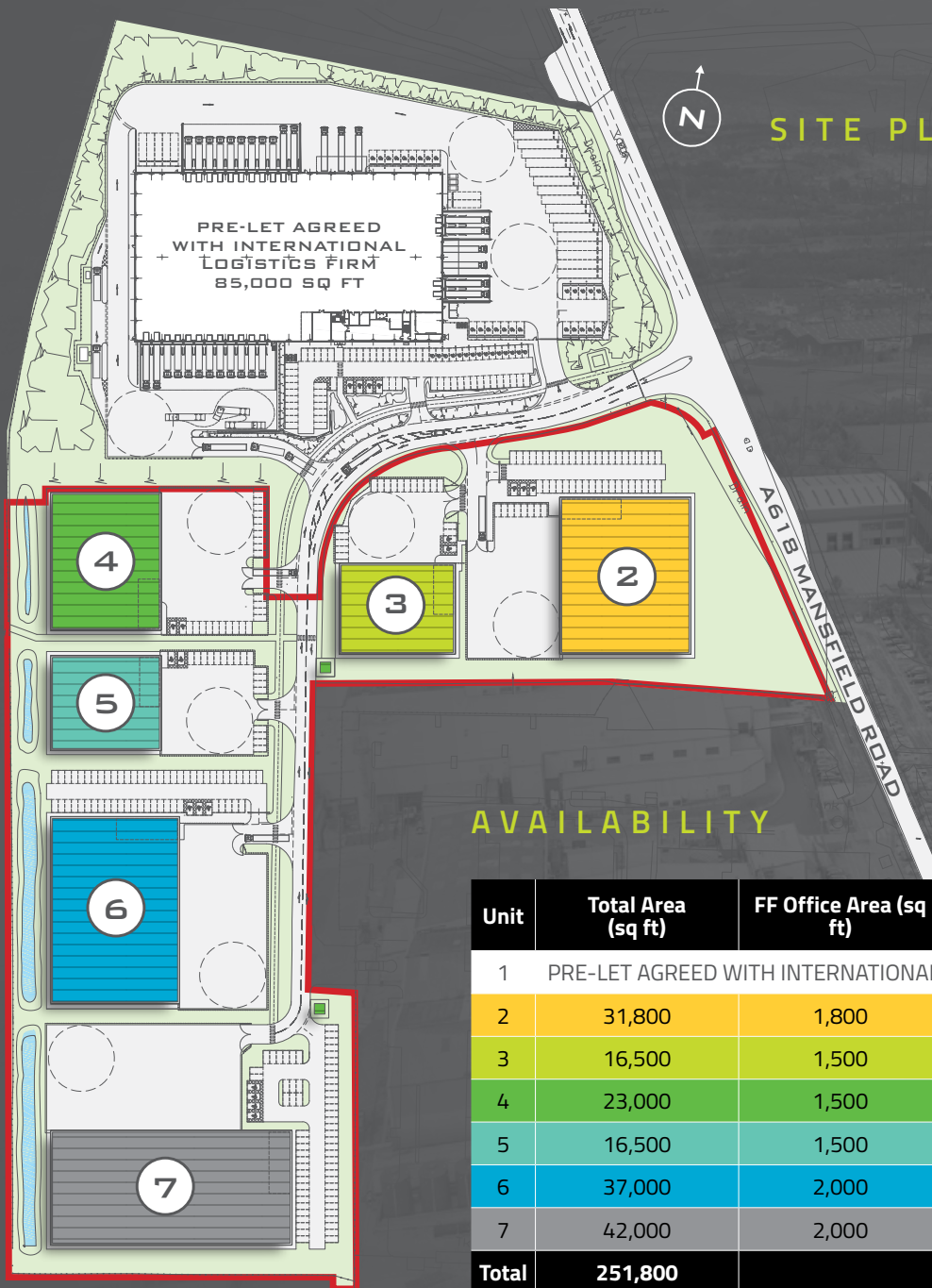
TERMS

Units are available on a design and build basis. Units will be available to let by way of a new lease on completion.

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SITE PLAN

HIGH SPECIFICATION TO INCLUDE



8m-10m
eaves heights



dock loading
doors



50kn/m²
floor loading



significant power
supply



electric vehicle
charging on all units



renewable energy
sources

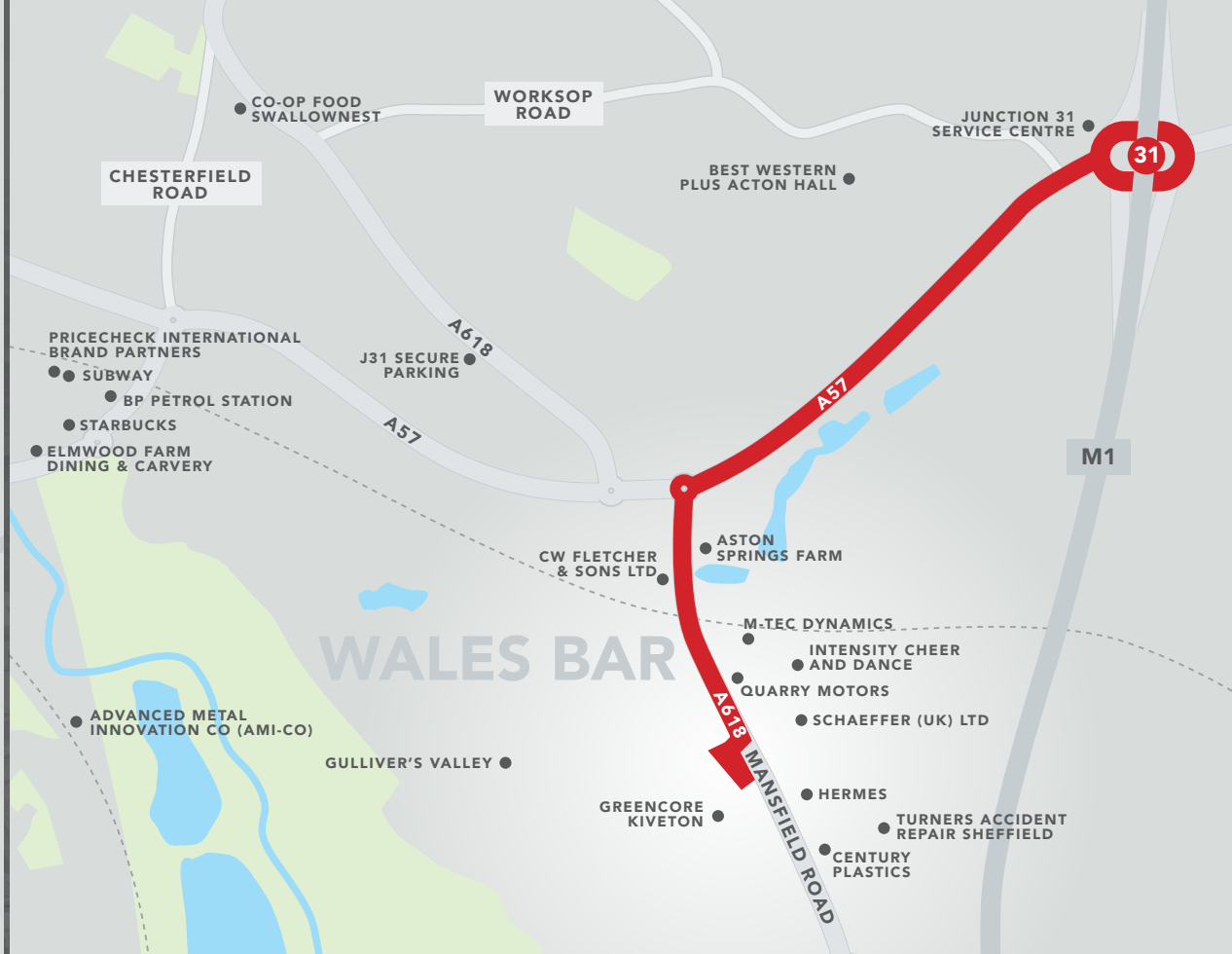


Flexible office
sizes available



BREEAM
Very Good

Unit	Total Area (sq ft)	FF Office Area (sq ft)	Parking Spaces	Yard Depth
1	PRE-LET AGREED WITH INTERNATIONAL LOGISTICS FIRM FOR 85,000 SQ FT			
2	31,800	1,800	53	34m
3	16,500	1,500	20	26m
4	23,000	1,500	26	33m
5	16,500	1,500	20	33m
6	37,000	2,000	60	32m
7	42,000	2,000	69	38m
Total	251,800		248	



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VECTOR THIRTY ONE WEST

www.vector31west.co.uk

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Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.

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