FOR SALE

187,356 sq ft on 23.6 acres

INCLUDING 10 ACRES OF POTENTIAL DEVELOPMENT LAND (STP)

Waleswood Road, Wales Bar, Sheffield S26 5PN

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JLL

Executive Summary

Substantial industrial opportunity with vacant possession

Freehold

Large existing unit extending to 187,356 sq ft with a total site of 23.6 acres (9.57 ha)

Developed site of 13.6 acres (5.52 ha) providing a site cover of just 36%

Adjoining development / expansion land (STP) extending to 10.0 acres (4.45 ha)

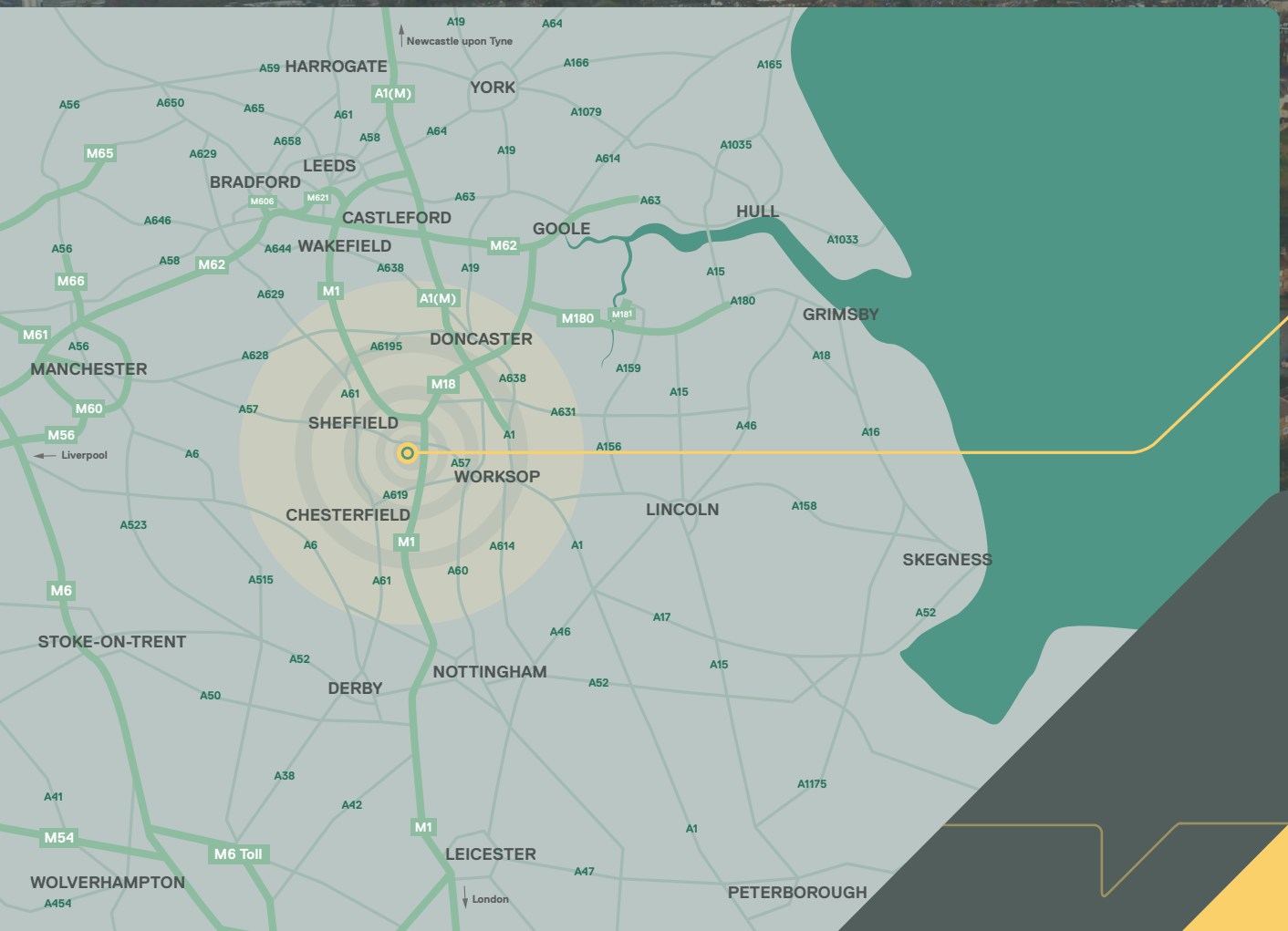
Power supply of 2.2 MVA

Excellent connectivity situated adjacent to Junction 31 of the M1 Motorway

Price on application



Location



The property benefits from exceptional regional and national connectivity, with the location providing immediate access to the UK motorway network via Junction 31 of the M1 Motorway. Its strategic position within South Yorkshire is supported by strong transport infrastructure and close proximity to a growing large, skilled workforce with a working age population of over 3 million people within a 60 minute travel time.

South Yorkshire was announced as the UK's first Advanced Manufacturing Investment Zone, which £1.2 billion of funding set to create 8,000 additional jobs by 2030.

Further to this, as part of the UK's target of increasing the allocation of defence spending to 3.5% of GDP by 2035, South Yorkshire has been the beneficiary of a Defence Growth Deal, which will entail an initial £50 million investment that will boost an already thriving segment of the industrial and manufacturing industry in the region.

Regional Connectivity
Skilled Workforce
Advanced Manufacturing Investment Zone
Defence Growth Deal

Connectivity

The property is situated approximately 1 mile (3 min drive) south-west of Junction 31 of the M1 Motorway in the established industrial location of Wales Bar. Accessed from Waleswood Road, the property benefits from prominent frontage onto Mansfield Road (A618) which links with the A57.

Positioned at the centre of the UK's land mass, South Yorkshire provides excellent links with the country's wider infrastructure and transport network.

Road Network

	DISTANCE	TIME
The M18 (Thurcroft Interchange / J32 M1)	4.5 miles	5 mins
A1 Northbound (Wadworth Viaduct)	11.9 miles	14 mins
A1 Southbound (Apleyhead Junction)	15.1 miles	22 mins
M62 (Lofthouse Interchange)	34.7 miles	35 mins

Cities

	DISTANCE	TIME
Sheffield	8.4 miles	12 mins
Leeds	39.8 miles	40 mins
Manchester	49.9 miles	1 hr 10 mins
London	156.0 miles	2 hrs 40 mins

Air

	DISTANCE	TIME
East Midlands Airport (EMA)	43.5 miles	45 mins
Leeds Bradford Airport (LBA)	49.4 miles	1 hr
Manchester Airport (MAN)	50.9 miles	1 hr 20 mins
London Heathrow Airport (LHR)	158.0 miles	2 hrs 30 mins

Ports

	DISTANCE	TIME
Port of Hull	62.6 miles	1 hr
Port of Immingham	60.0 miles	1 hr 5 mins
Port of Liverpool	96.7 miles	2 hrs
Port of Felixstowe	184.0 miles	3 hrs 10 mins



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Situation


NORTHBOUND
J31
WORKSOP
M1
SOUTHBOUND
SWALLOWNEST
SHEFFIELD
ASTON BYPASS A57
WALESWOOD
INDUSTRIAL ESTATE
GREENCORE
MANSFIELD ROAD A618
VECTOR 31
INDUSTRIAL ESTATE

Building Description

The property comprises a large steel framed industrial manufacturing facility, situated on 23.6 acres (9.57 ha).

The main warehouse was originally constructed in 1987 and the building has undergone significant extension and improvement works in both 1992 and 2007.





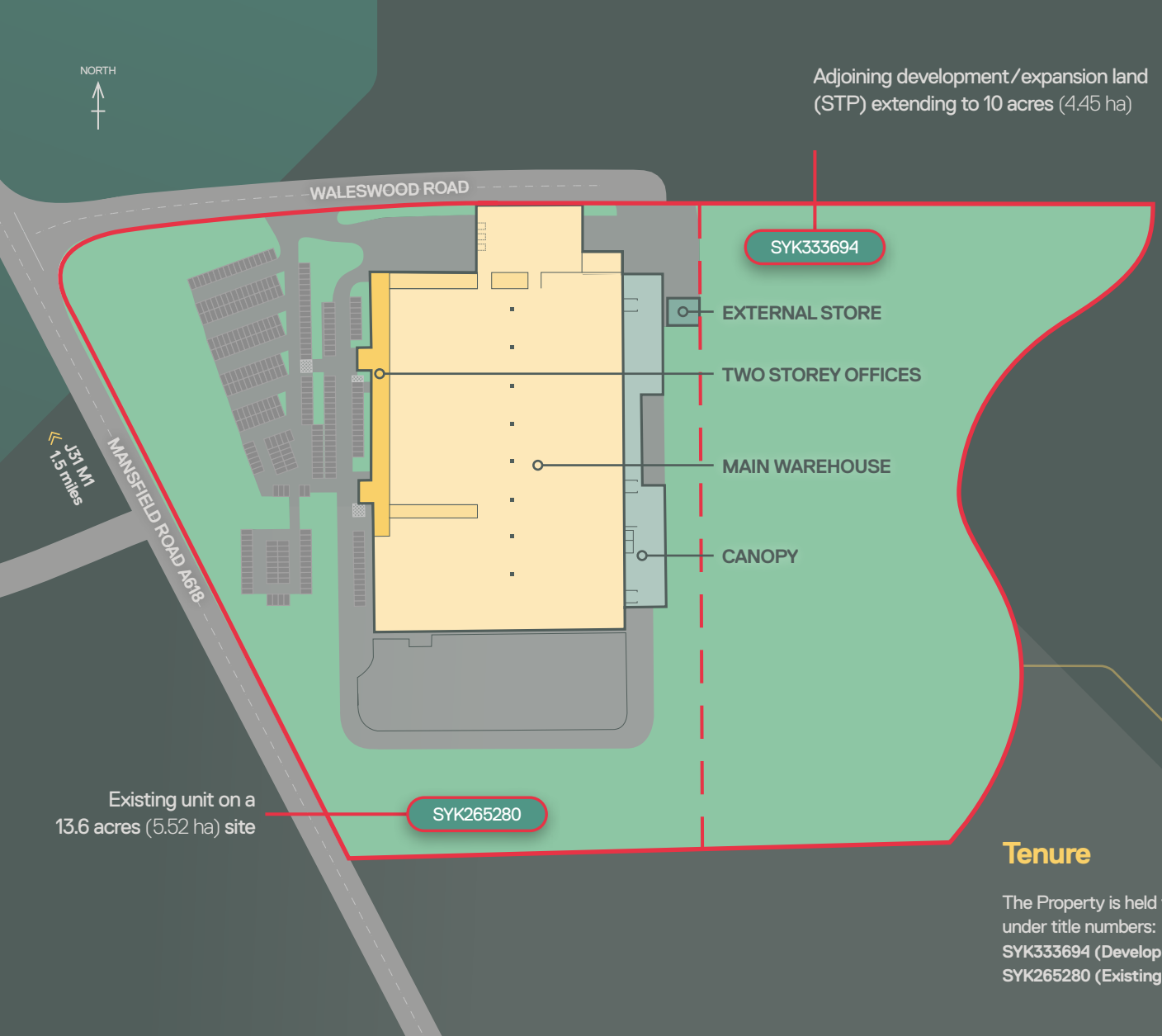


Specification

- 360 DEGREE CIRCULATION
- 3 DOCK LEVEL LOADING DOORS
- 4 GROUND LEVEL LOADING DOORS
- MINIMUM EAVES HEIGHT OF 6M
- NEW CCTV SYSTEM INSTALLED IN 2026
- GAS TO SITE
- 2.2 MVA POWER
- LED LIGHTING
- 275 PARKING SPACES
- 6 EV CHARGING SPACES







Tenure

The Property is held freehold under title numbers:
SYK333694 (Development Land)
SYK265280 (Existing Unit)

Accommodation Schedule

AREA	SQ M	SQ FT
GF Main Warehouse	15,694	168,930
GF Office	855.90	9,213
1F Office	855.90	9,213
Total	17,286.50	187,356
Canopy	2,124.40	22,867
External Store	129.00	1,389



Planning

The property sits within the jurisdiction of Rotherham Metropolitan Borough Council. The entire site sits within the wider IB0024 Industrial / Business Area, which establishes the principle of employment development. The Development Land (Site E33) is specifically allocated as a development site for employment use – the policy provides strong support in principle for development within the following use classes:

B2 (General Industrial)

B8 (Storage & Distribution)

E(g)(iii) (Light Industrial)

A new Local Plan is emerging, but it is not expected to be adopted until 2029. This gives a purchaser a clear window of opportunity to bring forward a scheme under the current, supportive policies.

Data Room

A data room has been created and access can be provided upon request.

Building Survey

A building survey can be provided upon request.



Environmental

Phase 1 Environmental Study has been undertaken and is available on request.

VAT

VAT may be charged where applicable.

EPC

The existing building has been assessed and provides and EPC rating of C-68. A copy of the certificate is available on request.

AML

In accordance with Anti-Money Laundering regulations, any purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

Price

On application.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND
THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013

JLL on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending 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 correctness of each of them; (iii) No person employed by JLL has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is November 2026.

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