



Industrial/Warehouse Premises Size 17,031 sq ft (1,582.20 sq m)

- Superb access to J37 of the M1 motorway and Barnsley Town Centre
- Secure Estate
- Eaves height of 6 metres

Industrial/Warehouse Premises

Size 17,031 sq ft (1,582.20 sq m)

Location

The property is strategically situated less than 1 mile from J37 of the M1 motorway and just under 2.5 miles from Barnsley Town Centre.

The property itself is accessed off Fall Bank Crescent which leads directly to J37 of the M1 motorway via Barnsley Road (A628).

Description

The property comprises a fully detached industrial/warehouse premises which benefits from the following specification:

- Eaves height of 6 m
- Secure Estate
- High quality ancillary offices

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	15,823	1,470
Ground Floor Offices	604	56.10
First Floor Offices	604	56.10
TOTAL	17,031	1,582.20

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

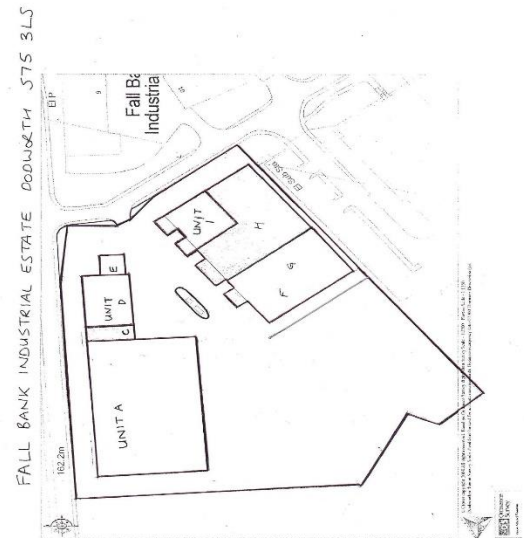
Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed quoting **£4.25 per sq ft**.

Alternatively, our client will consider a freehold sale of the property.

EPC Rating

This is available upon request.



Further Information

For further information please contact the below:-

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Date of Particulars

February 2018



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