



GentVisick

TO LET

Unit 6A Shortwood Business Park, Barnsley, S74 9LH

5,982 sq. ft (555.72 sq. m)

Highly Modern Industrial / Warehouse Premises

- Superb access to Junction 36 of the M1 Motorway
- Eaves height of 6.5 metres
- Large shared secure concrete yard area
- Generous car parking
- High quality ancillary offices

☎ 0113 245 6000

➡ GentVisick.com





Location

The property is situated within the highly popular Shortwood Business Park, which is strategically located less than 1 mile from Junction 36 of the M1 Motorway, just over 5 miles to the south of Barnsley Town Centre and circa 9 miles north of both Sheffield and Rotherham.

The estate itself is accessed off the Dearne Valley Parkway (A6195), which provides direct access to Junction 36 of the M1 Motorway.

Description

The property comprises a highly modern, industrial / warehouse premises which benefits from the following specification;

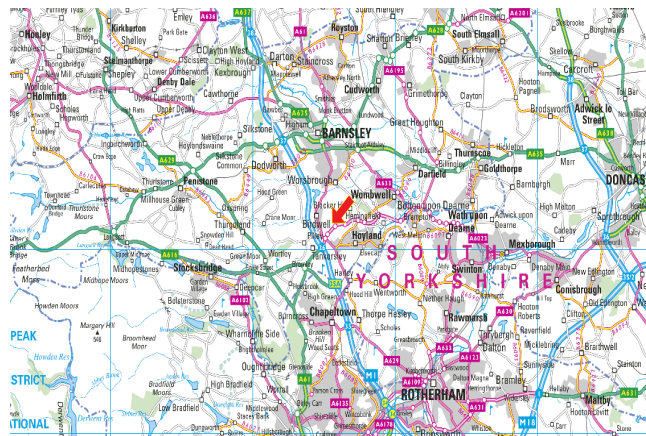
- Eaves height of 6.5 metres
- Large shared secure yard area
- Generous parking provisions
- Loading via a single electric roller shutter door
- High quality ancillary offices

Accommodation

Accommodation	sq. m	sq. ft
Warehouse	477.29	5,138
Offices	78.43	844
Total	555.72	5,982

EPC

A copy of the EPC certificate and report are available on request.



Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact the joint agents;

Gent Visick:

Daniel Walker
0113 200 3988
daniel.walker@gentvisick.com

Jonathan Jacob

0113 285 5984
jonathan.jacob@gentvisick.com

Knight Frank:

Rebecca Schofield
0114 272 9750
rebecca.schofield@knightfrank.com

0113 245 6000

GentVisick.com



GentVisick

Misrepresentation Act: These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.