



Industrial Unit

Size 1,480sq ft (136sq m)

- Good location
- Industrial unit with office space
- Roller shutter door

Industrial Unit – To Let

Size 1,480sq ft (136sq m)

Location

The estate is located approximately 3.7 miles to the south east of Barnsley and 10 miles north of Sheffield. J36 of the M1 motorway lies approximately 2.8 miles to the south west of the property via the A6195

Description

The property comprises a small modern industrial estate constructed 1990s to form a terrace of 12 units with a large open servicing and parking area adjacent.

The units are constructed with steel portal frame complete with part brick/block walls and pitched roof with profile metal sheets. All units benefit from the following:

- 3-4 m eaves height
- 3 phase electricity
- Small office
- WC

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 & Office	1,480	137.4
TOTAL	1480	137.9

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 lease on FRI terms. Quoting price **£12,500 per annum**.

EPC Rating

This is available upon request.



Further Information

For further information please contact the below

Ed Norris

T: 0114 270 9160

M: 07711 319 339

E: ed@cpppartners.co.uk

Max Pickering

T: 0114 270 9165

M: 07835 059 363

E: max@cpppartners.co.uk

Date of Particulars

October 2020



Important Notice1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.