



## Well Located Industrial Unit – To Let Size 1,073 sq ft

- 1,073 sq. ft. (99.68 sq. m.) of lock up storage space
- The unit benefits from dedicated yard area
- Secure estate with excellent access to Junction 38 of the M1

# Cost Effective Storage Located Industrial Unit

## Size: 1,073sq ft (99.68sq m)

### Location

Junction 38 Industrial Estate is strategically located within 1.5 miles of the M1 motorway at Junction 38. Barnsley town centre is approximately 5 miles south east and Wakefield is 8 miles north. The M1 motorway provides access to Leeds & Sheffield within 20 miles as well as the wider motorway network. The estate itself is accessed directly off Huddersfield Road (A637).

### Description

The unit provides a storage unit of approximately 1,073 sq. ft. The unit is accessed via double pedestrian loading doors. Directly adjacent, the unit benefits from dedicated yard space as part of the wider yard demised to Unit 3a. The estate is fully secure with access via electrically operating vehicular and pedestrian gates as well as communal CCTV.

### Accommodation

Description	Sq ft	Sq m
Store	1,073	99.68

### 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 premises are available to let by way of a new lease on terms to be agreed.

### EPC Rating

The unit has an Energy Performance Certificate rating of B-33. Further information is available on request.

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.



### Further Information

For further information please contact the sole agents CPP

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### Date of Particulars

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