



Unit 3 - Modern Warehouse Unit 1,750 Sq Ft (162.57 Sq M)

- Solar reflective glazing to the double glazed windows and entrance doors
- Security Perimeter fence and gated entrance
- Minimum height to underside of haunch to the rear is 4.0m, rising to 5.3m to the front

Unit 3 - Modern Warehouse Unit

1,750 Sq Ft (162.57 Sq M)

Location

Barrowfield Business Park is a scheme of brand new high specification industrial and warehousing units situated in Thurnscoe, approximately 9.8 miles west of Doncaster and 8.7 miles east of Barnsley. The A1(M) is approximately 4 miles distance via the A635 and the M1 is 9.5 miles respectively.

Description

Modern warehouse space including disabled toilets, kitchenette areas and dedicated car parking bays. The buildings are of mono pitched steel frame construction, with a mixture of full height factory finished steel cladding, using a mix of micro-rib and trapezoidal profiles. The roof is a factory finished metal cladding system, with 10% roof lights complete with angled fascia's and soffits. The buildings are fully insulated to meet today's design standards and will achieve BREEAM 'Very Good' status specification.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 3	1,750	162.57
TOTAL	1,750 SQ FT	162.57 SQ M

Terms

The property is available by way of a new lease on terms to be agreed.

VAT

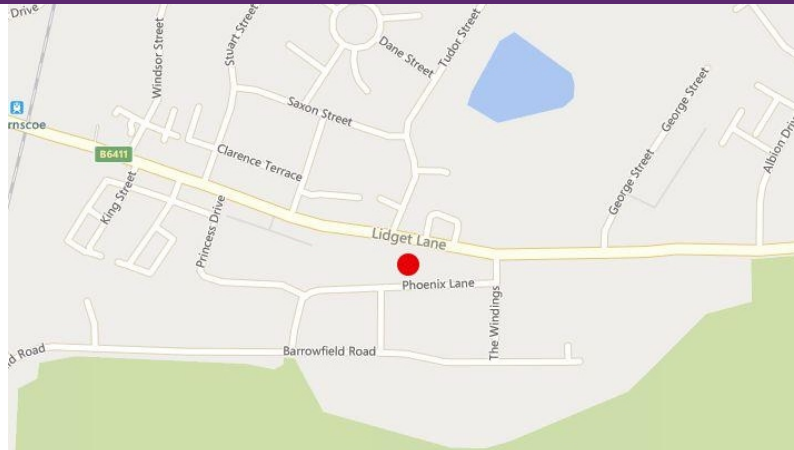
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The rateable value of the unit is available upon request.

EPC Rating

EPC Available upon 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.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Mr Max Pickering MRICS

Chloe Bennett

T: 0114 2738857

T: 0114 2738857

M: 07835 059363

M: 07794 449746

E: max@cpartners.co.uk

E: chloe@cpartners.co.uk

December 2021



Important Notice 1. 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.