



## Industrial Unit - To Let

3,000 Sq Ft (278.7 Sq M)

- Available Immediately
- Good Access Motorway Network A1 & M1
- Secure Yard



# Industrial Unit - To Let

## 3,000 Sq Ft (278.7 Sq M)

### Location

The property is located on the Goldthorpe Industrial Estate close to Goldthorpe centre just off the A635 Dearne Valley Way. Goldthorpe is located a short distance from Barnsley, Doncaster and Rotherham. The A635 is the main arterial route linking the area with Barnsley, Junction 36 of the M1 and the A1M.

The estate is 5.5 miles west of J37 of the A1M and 6 miles east of J37 of the M1. It is an established and popular location with a number of similar surrounding uses including a number of large distribution users.

### Description

The unit comprises modern steel portal frame, brick and block elevations surmounted via a pitched profile clad roof. 10% roof lights. The unit is to undergo a refurbishment programme. Access to the property is via a personnel door leading to the reception/office section and warehouse beyond. Access to the warehouse is via a large roller shutter access, which extends from the large hardstanding communal yard/parking area. The whole site is perimeter secured.

Internally the unit provides open warehouse space with associated offices and toilet block.

Specification to include:-

- Eaves height from 5.50m eaves
- Access via a ground level loading doors
- WC facilities
- Office space

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 23 B	2,998	278.51
<b>TOTAL</b>	<b>3,000 SQ FT</b>	<b>278.7 SQ M</b>

### Terms

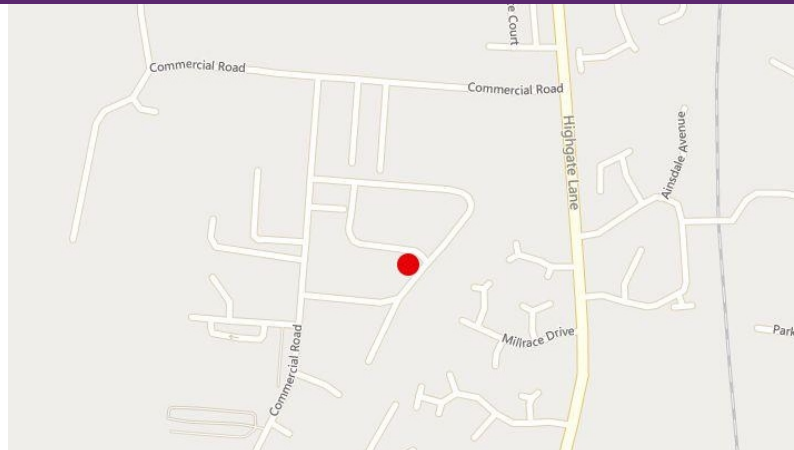
New FRI terms available quoting £18,000 pa.

### VAT

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

### 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 bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
Mr Ed Norris MRICS  
T: 0114 270 9160  
M: 07711 319 339  
E: [ed@cpppartners.co.uk](mailto:ed@cpppartners.co.uk)  
Mr Max Pickering MRICS  
T: 0114 2738857  
M: 07835 059363  
E: [max@cpppartners.co.uk](mailto:max@cpppartners.co.uk)

March 2022



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.