

Unit 12 Barrowfield Business Park,
Barrowfield Road
Barnsley
S63 0BH



# Modern Warehouse Unit 1,250 Sq Ft (116.12 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

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### 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

Barrowfield Business Park provide's 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 12	1,250	116.12
TOTAL	1,250 SQ FT	116.12 SQ M

### **Terms**

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

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 bare their own legal costs in the transaction.

### **Further Information**

For further information please contact the sole agents CPP Chloe Bennett Mr Ed Norris MRICS T: 0114 2738857 T: 0114 270 9160 M: 07794 449746 M: 07711 319 339 E: chloe@cppartners.co.uk E: ed@cppartners.co.uk

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