



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 agreed.

VAT

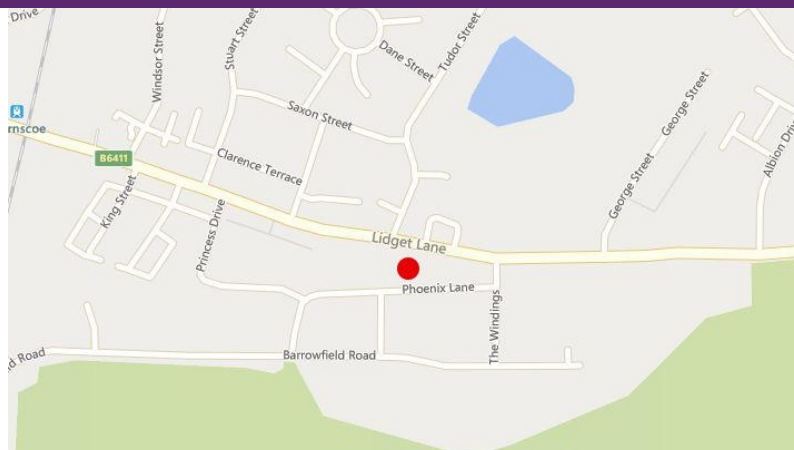
All figures are quoted exclusive of VAT at the prevailing rate.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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