



Industrial Unit - To Let

3,002 Sq Ft (278.89 Sq M)

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

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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

U23A - 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 (November 2022 - Completed December 2022).

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

Terms

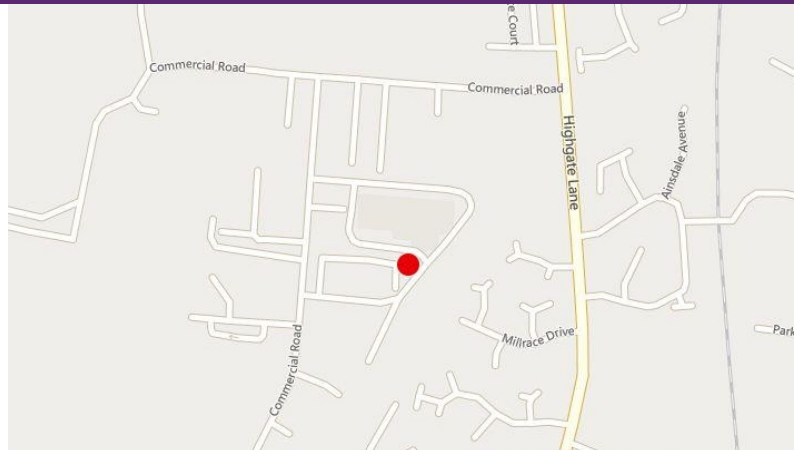
New FRI terms available quoting £21,000 pa.

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

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November 2022



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