



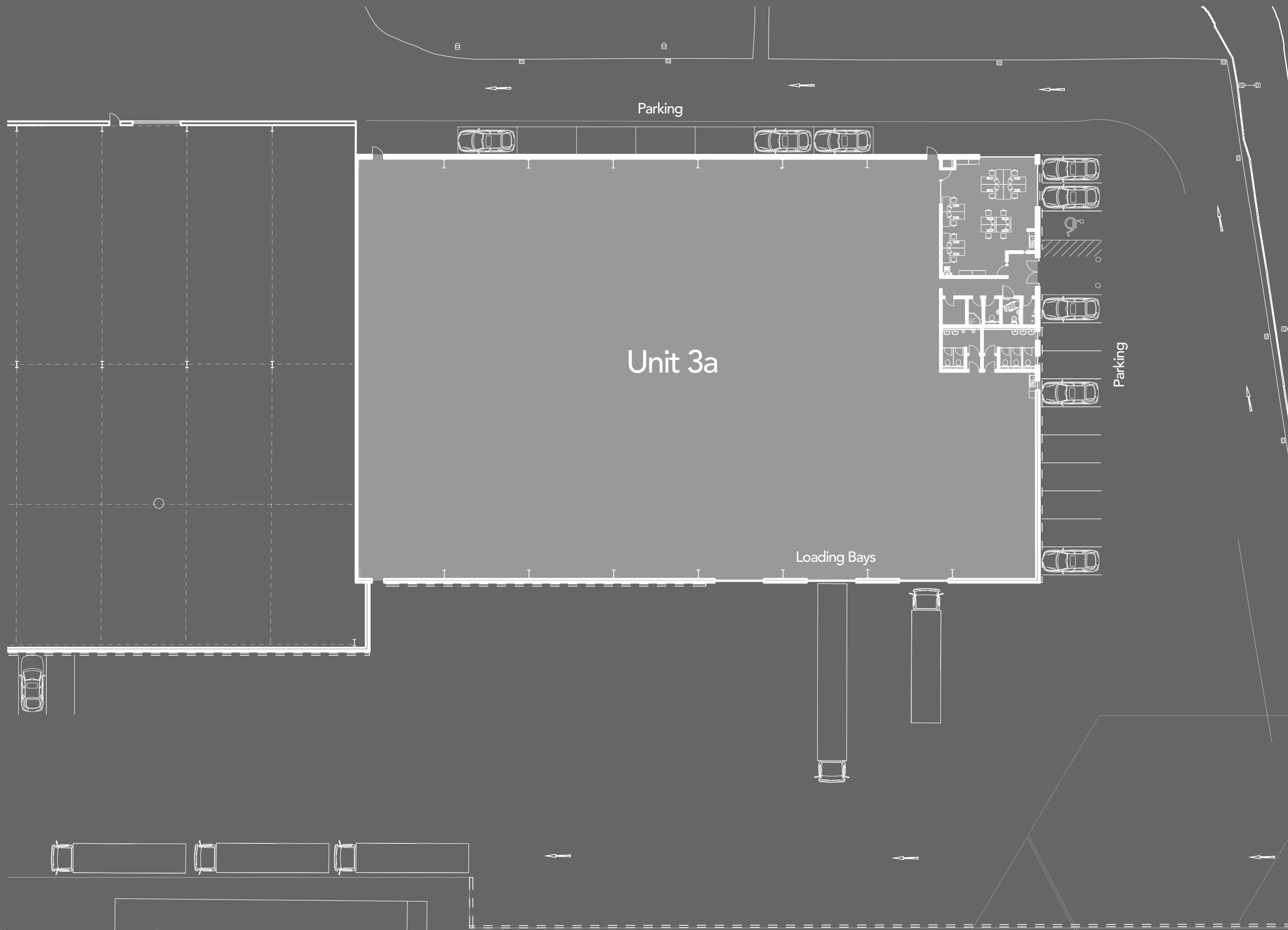
JUNCTION 38

INDUSTRIAL ESTATE

DARTON, S75 5QQ

TO LET Unit 3a
19,543 sq ft (1,815.5 sq m)
High Quality Warehouse
/ Industrial Premises

- ▶ 19,543 sq ft (1,815.5 sq m)
- ▶ Within 1.5 miles of Junction 38 of the M1
- ▶ Fully secure estate
- ▶ Large yard & separate car parking



Description

Unit 3a provides a semi-detached warehouse / industrial premises providing good quality accommodation.

The premises are finished to a specification to include:

- > Loading via 3 ground level doors
- > Large service yard with potential to secure
- > Eaves height of 5.75 metres
- > Fully secure estate with CCTV and barrier entry system
- > High quality fitted offices

Tenure

The property is available to let on terms to be agreed exclusive of rates, service charge and VAT.

Rateable Value

The premises have a rateable value of 56,000.

Interested parties should confirm the rates payable with the local rating authority.

Accommodation

The property will provide the following gross internal floor areas:-

	Sq m	Sq ft
Warehouse	1,676.9	18,051
Offices	138.6	1,492
Total	1,815.5	19,543

EPC

EPC rating B - 33



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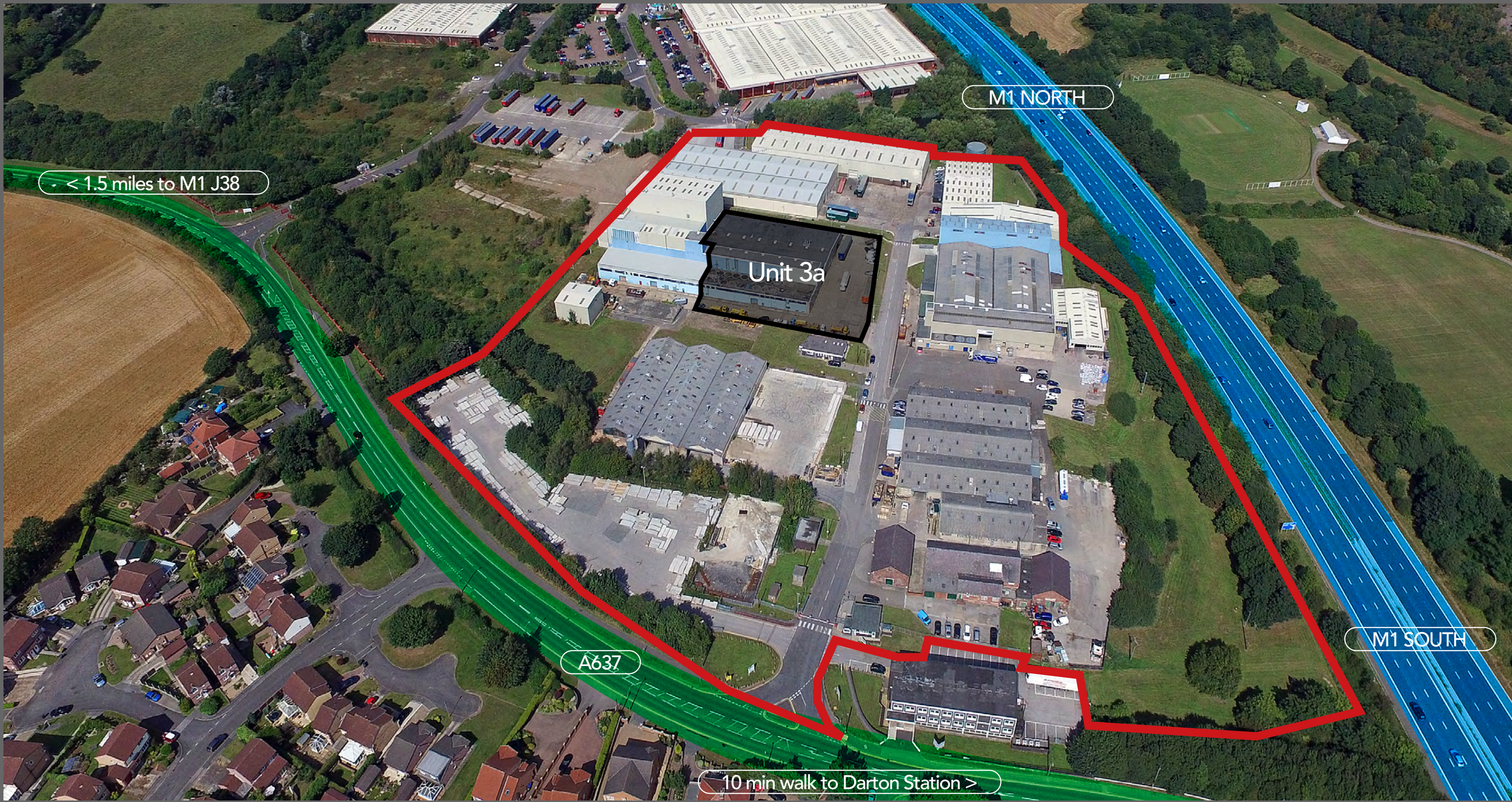


JUNCTION 38
INDUSTRIAL ESTATE

DARTON, S75 5QQ

Unit 3a

Warehouse / Industrial Premises
High Quality Accommodation
To Let

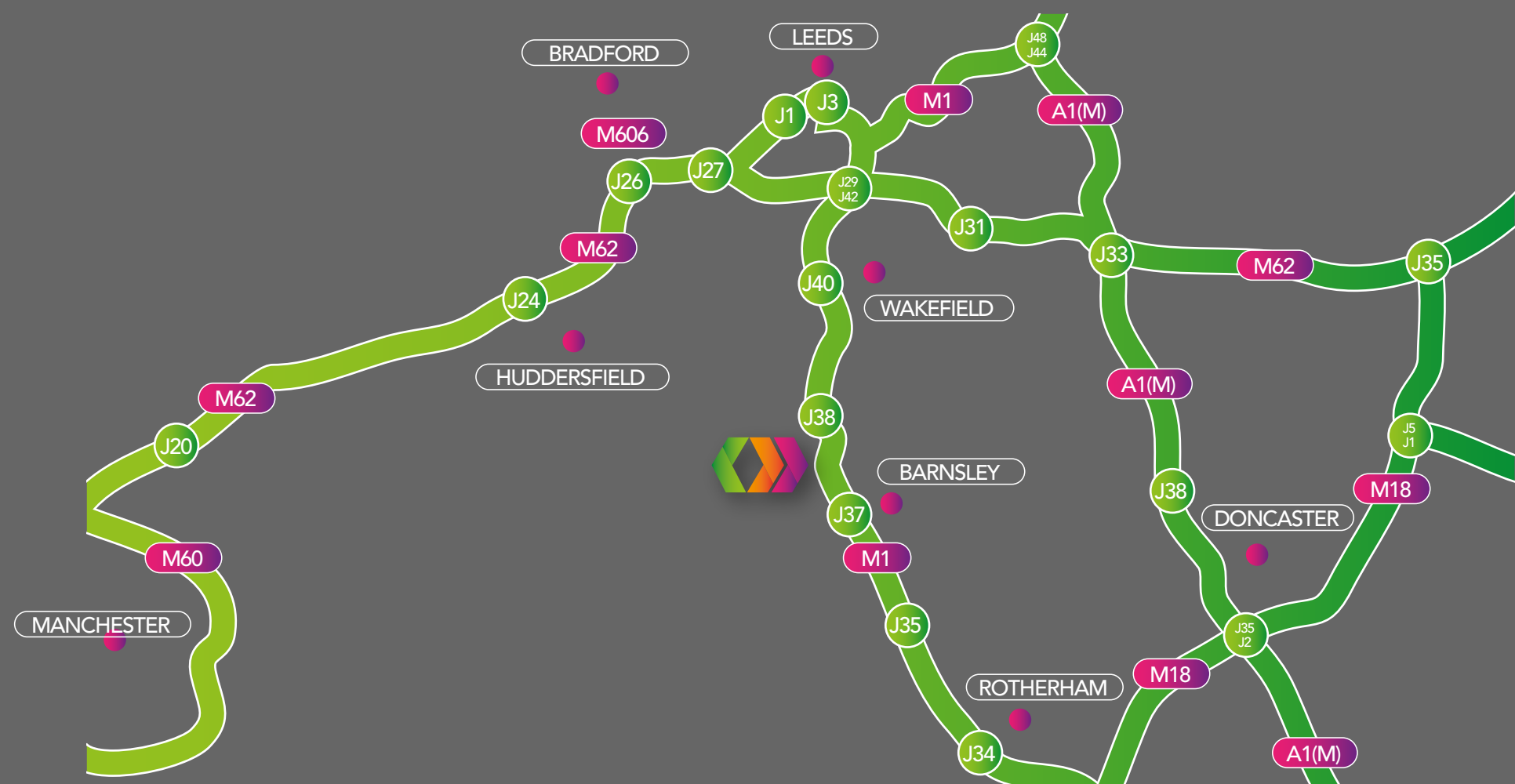


JUNCTION 38 INDUSTRIAL ESTATE

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents 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 of the joint 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 consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. 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.
4. VAT: The VAT position relating to the property may change without notice.

Prepared by: Goldspink Creative: 31/07/23: 0085 J38 Darton Unit 3a Marketing M



Location

Junction 38 Industrial Estate is strategically located within 1.5 miles of the M1 Motorway at Junction 38, approximately 5 miles north west of Barnsley Town Centre and 8 miles south of Wakefield Town Centre.

The M1 Motorway provides access to Leeds and Sheffield within 20 miles as well as the wider motorway networks.

The estate itself is accessed directly off Huddersfield Road (A637) which connects Junction 38 of the M1 Motorway and Barnsley Town Centre.

Connectivity

The estate benefits from excellent transport links with Darton train station accessible in under 10 minutes' walk and a regular bus service connecting the estate with Barnsley Town Centre and Wakefield Town Centre.

Viewing Arrangements and Further Information

Viewings are strictly by appointment with the agents, Knight Frank LLP and CPP.



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Subject to Contract