



JUNCTION 38 INDUSTRIAL ESTATE

DARTON, BARNSELEY, S75 5QQ

TO LET Workshops 5 & 6

1,205 sq ft - 2,243 sq ft

(112 sq m - 227 sq m)

Fully Refurbished Workshop / Storage Units

Recently refurbished and available immediately

Roller shutter door access

Designated parking spaces

Secure estate with barrier entry

Available individually or as a whole

Description

Each unit has been extensively refurbished to provide high quality storage / workshop space with the benefit of the following:

- > Roller shutter door access
- > WC and Tea Point
- > 3 phase electricity supply
- > Designated parking spaces
- > Fully secure estate with barrier entry and CCTV

Terms

Units are available To Let by way of new FRI lease terms to be agreed. Rent on application.

Rateable Value

The property is to be re-assessed following refurbishment works.

VAT

All figures are subject to vat at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred.

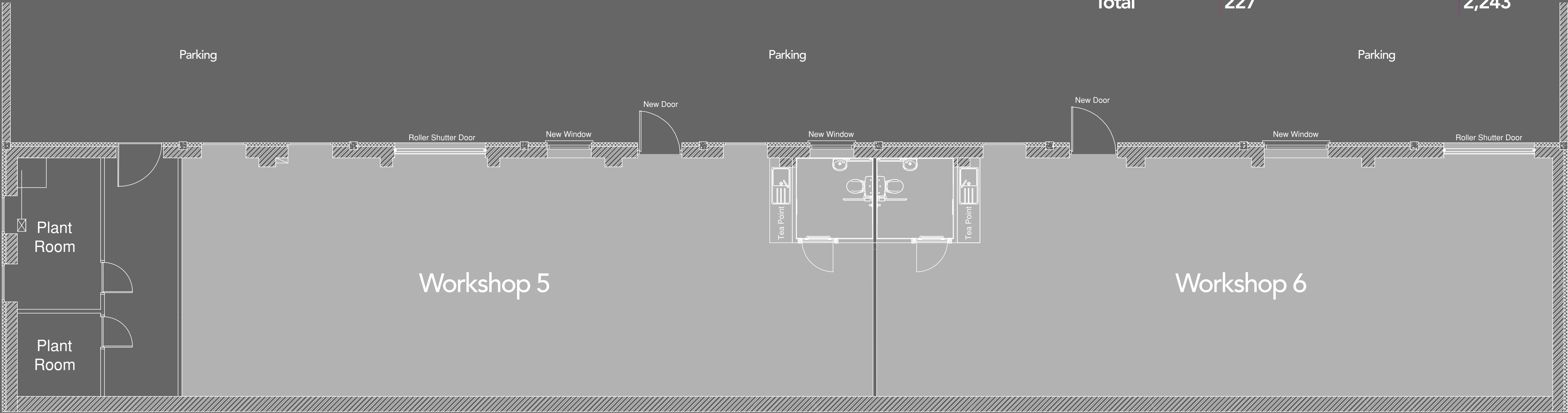
EPC

Available on request.

Accommodation

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

	Sq m	Sq ft
Workshop 5	115	1,238
Workshop 6	112	1,205
Total	227	2,243



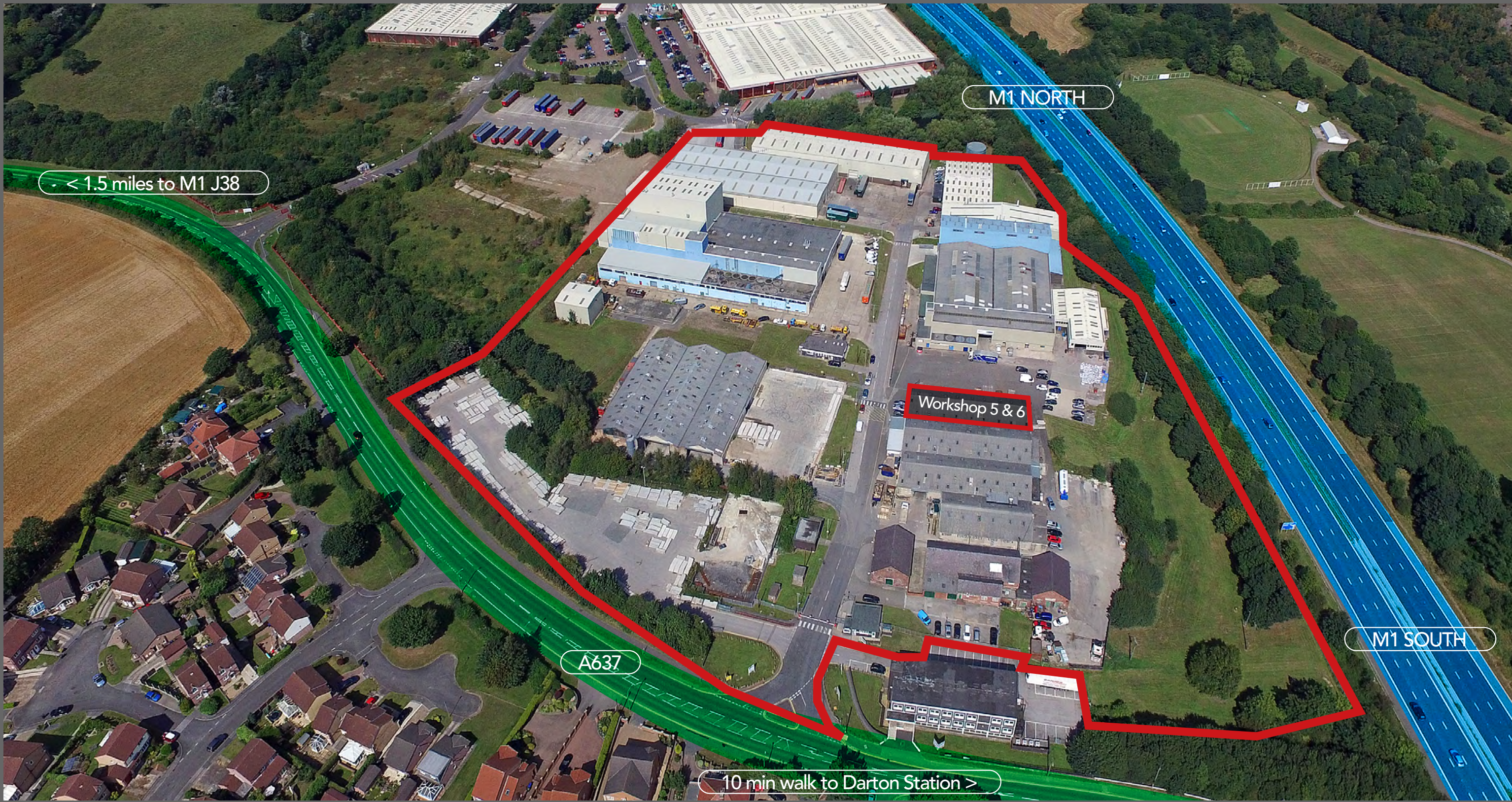
For illustrative purposes only



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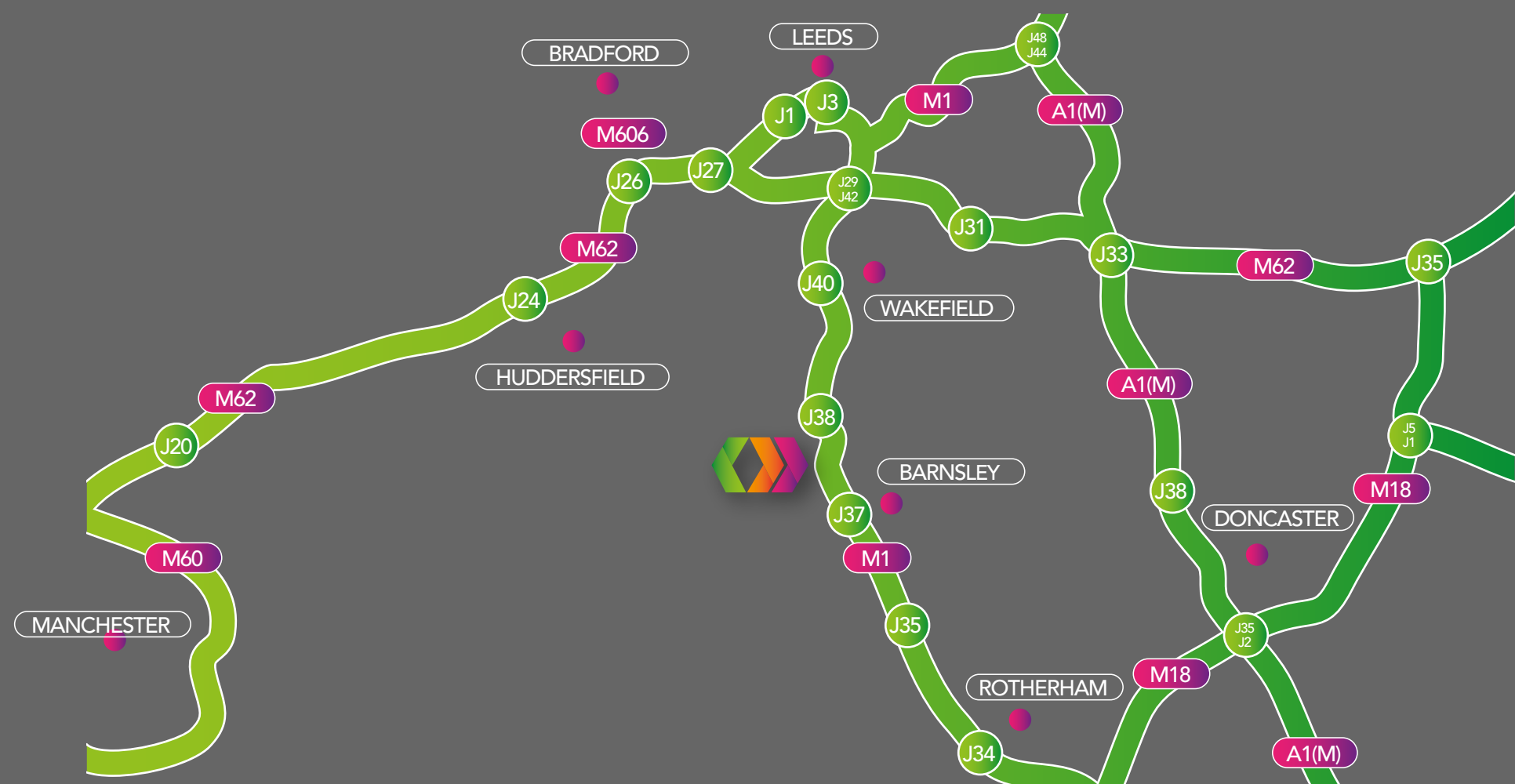


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Important Notice:

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: 23/05/22: 0085 J38 Darton Unit 5-6 Rev D



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