



Industrial/Warehouse Premises Size 19,808 sq ft (1,840 sq m)

- Superb access to J37 of the M1 motorway and Barnsley Town Centre
- Secure Estate
- May Sell

Industrial/Warehouse Premises

Size 19,808 sq ft (1,840 sq m)

Location

The property is strategically situated less than 1 mile from J37 of the M1 motorway and just under 2.5 miles from Barnsley Town Centre. Unit H forms part of Fall Bank Industrial estate which is an established industrial location.

The property itself is accessed off Fall Bank Crescent which leads directly to J37 of the M1 motorway via Barnsley Road (A628).

Description

The property comprises a mid-terraced industrial/warehouse premises which benefits from the following specification:

- Eaves height of 6 m
- Secure Estate
- G & FF Office Accommodation

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	17,996	1,671
Ground Floor Offices	906	84
First Floor Offices	906	84
Mezzanine	1556	145
TOTAL ex Mezz	19,808	1,840

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

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

Terms

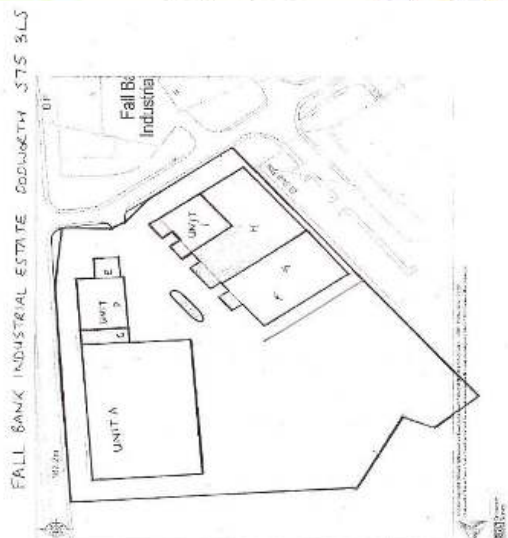
The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Leasehold - Quoting £4 per sq ft.

Freehold - Quoting £890,000.

EPC Rating

This is available upon request.



Further Information

For further information please contact the below:-

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Joint Agent

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Date of Particulars

November 2019



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