



TO LET

UNIT A

Fallbank Industrial Estate, Barnsley, S75 3LS

Newly Refurbished Warehouse / Industrial Premises

39,186 sq ft (3,699 sq m)



Superb access to J37 M1



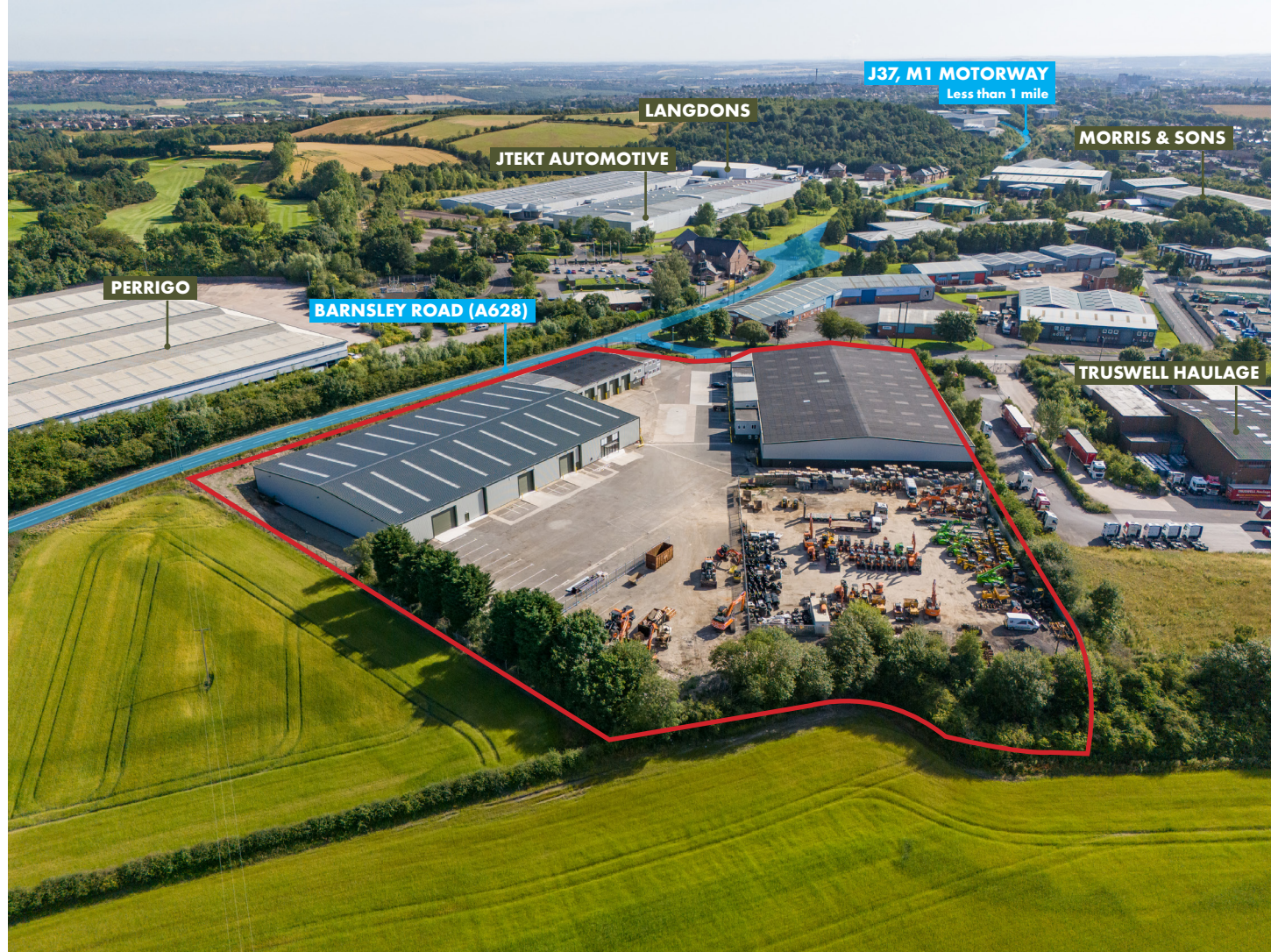
Large secure yard area



Multiple roller shutter loading doors



Fully secure and gated estate

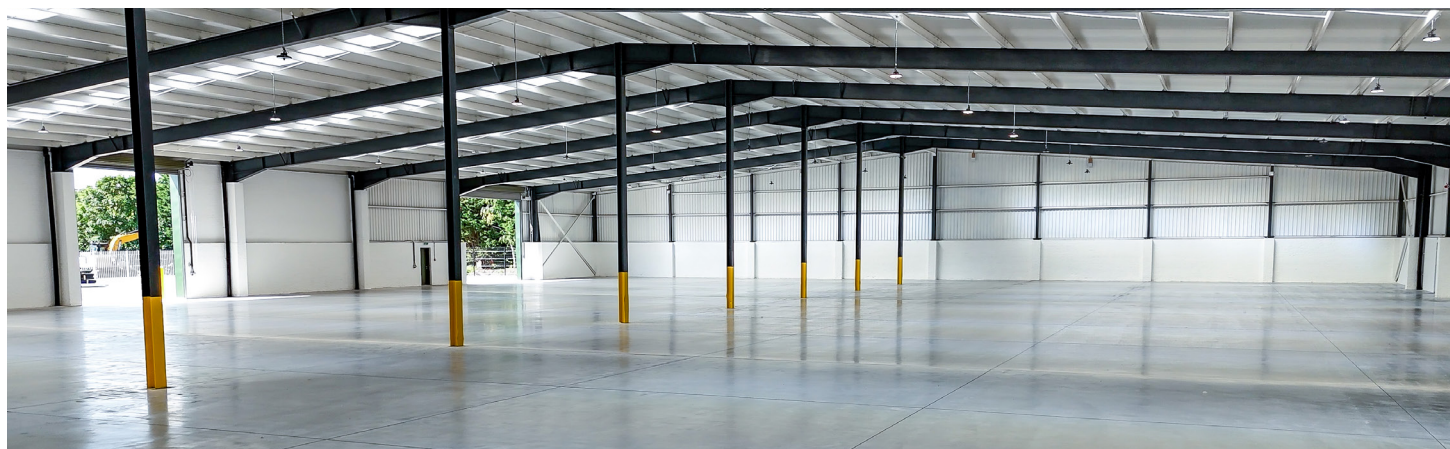


Introduction

Fallbank Industrial Estate provides a fully secure and gated estate strategically situated less than 1 mile from Junction 37 of the M1 Motorway.

The estate comprises 5 warehouses / industrial units totalling approx. 100,000 sq ft.

Notable occupiers on the wider estate include Perrigo, JTEKT Automotive, Langdons, Truswell Haulage and Morris & Sons.





The property has been fully refurbished and includes an extremely modern industrial/warehouse facility, which benefit's from the following specification:



Eaves height of 6 metres



Large secure yard and loading area



Electrically operated ground level roller shutter doors



Fully secure and gated estate



Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre



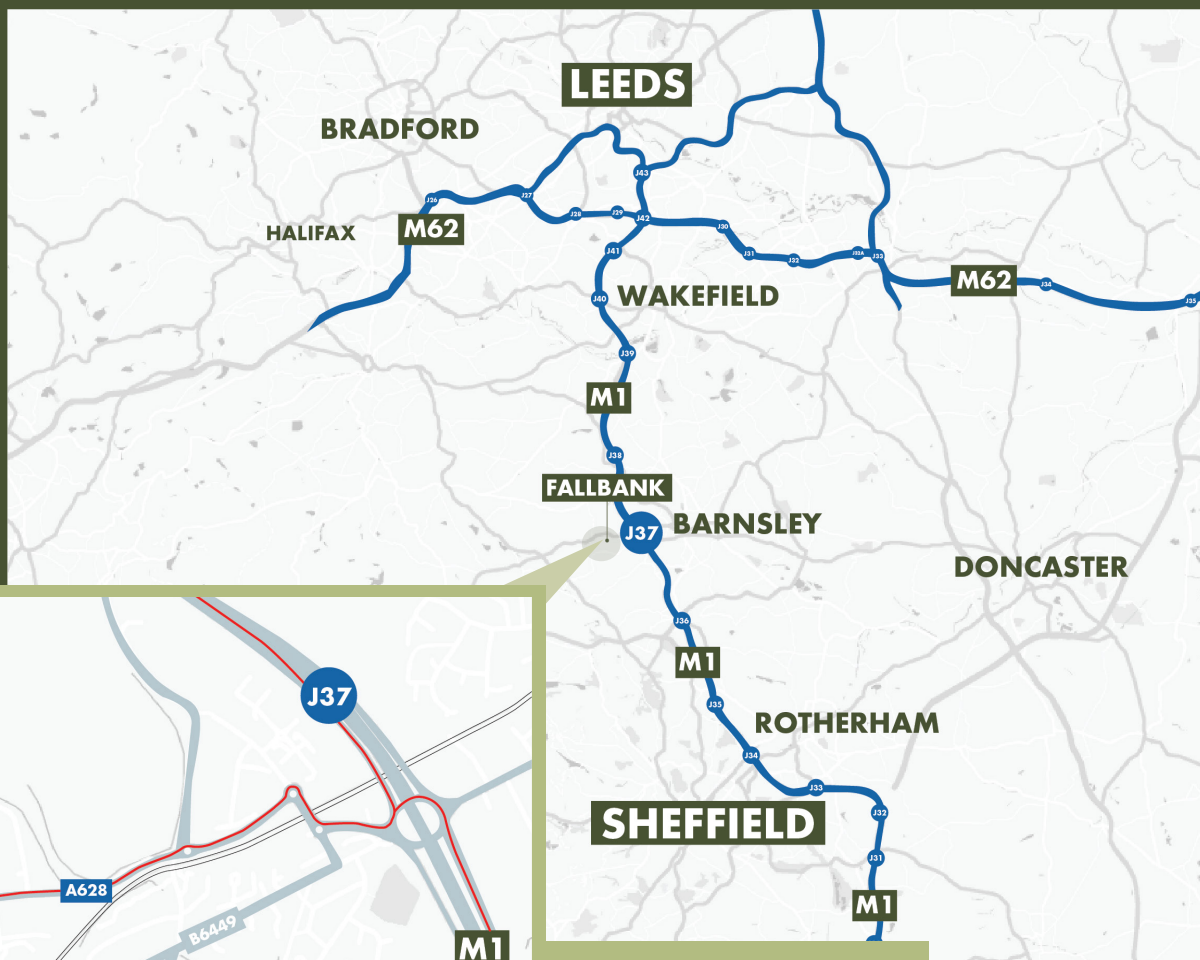
EV Charging provision



Power - 60 KV_a (Up to 276 KV_a available by negotiation)



Up to 40 metre yard depth



LOCATION

The property is situated within the highly popular Fallbank Industrial Estate, which is strategically situated less than 1 mile from Junction 37 of the M1 Motorway and just under 2.5 miles from Barnsley Town Centre.

Fallbank Industrial Estate itself is accessed off Fallbank Crescent, which leads directly to Junction 37 of the M1 Motorway via Barnsley Road (A628).

TIME/MILES TO:

Leeds	37 minutes (23.4 miles)
Sheffield	33 minutes (15.7 miles)

CONTACT



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TERMS

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

Rent on Application.

IMPORTANT NOTICE: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no 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). March 2024.