



## Workshop Industrial Unit 622 Sq Ft (57.78 Sq M)

- Available Immediately
- Car Parking/Yard Area
- Secure Site

# Workshop Industrial Unit

## 622 Sq Ft (57.78 Sq 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.

### Description

Workshop 7, J38 Business Park offers a practical storage solution in a well-connected location, benefitting from excellent access to Junction 38 of the M1.

The unit extends to 622 sq ft and is of brick construction with profile cladding, a concrete floor, and a flat roof providing an internal height of approximately 3 meters.

The property is situated within a secure site, making it suitable for storage.

### Terms

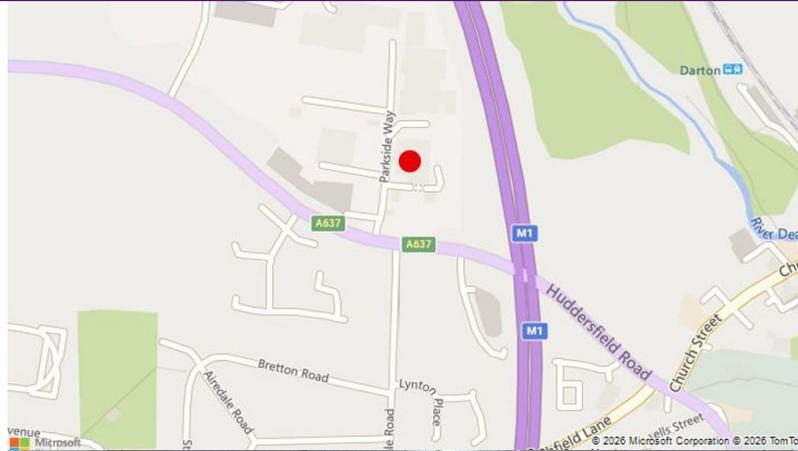
New FRI Terms to be agreed.

### 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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