

INDUSTRIAL

Former Dale Products (Plastics) Ltd, Barnsley Road, Hoyland,
Barnsley, South Yorkshire, S74 0QW

£475,000 Guide Price / £50,000 Per annum exclusive

- ▶ Total GIA 11,917sqft
- ▶ Established Industrial Estate with Good Transport Links to Motorway and Local Round Network
- ▶ Site Area 0.55acres (0.221ha)
- ▶ Approximately 3m eaves

LOCATION

Hoyland has a population of approximately 18,000 people and is situated approximately 5.5 miles to the south of Barnsley Town Centre. The town is well located for access to the motorway network with Junction 36 of the M1. The Platts Common Industrial Estate is situated in Platts Common approximately 1 mile to the north of Hoyland Town Centre. The property is situated on Barnsley Road on the fringe of the industrial estate with other commercial occupiers nearby including Road Tankers Northern, LC Vehicle Hire, Nifty Lift and Ward Shoes.

DESCRIPTION

Industrial unit extending to 11,917sqft (1,107.04sqm) set in a site of 0.55acres (0.221ha). The building is constructed with a steel structural frame with a height to eaves of approximately 3m. Clad with brickwork walls and surmounted by a pitched roof partially clad with corrugated fibre cement cladding and partly by a fibre glass roof. To the front of the building is a single office/amenity block built with brickwork walls surmounted by a flat roof covered with felt.

ACCOMMODATION

Area	SQ FT	SQ M
Main Building GIA	11,613	1,078.85
External Store One	152	14.12
External Store Two	152	14.12
Site	0.55	0.22
Total	11918	1107.31

VAT

The vendors have not opted to tax and VAT is not applicable.

RATING

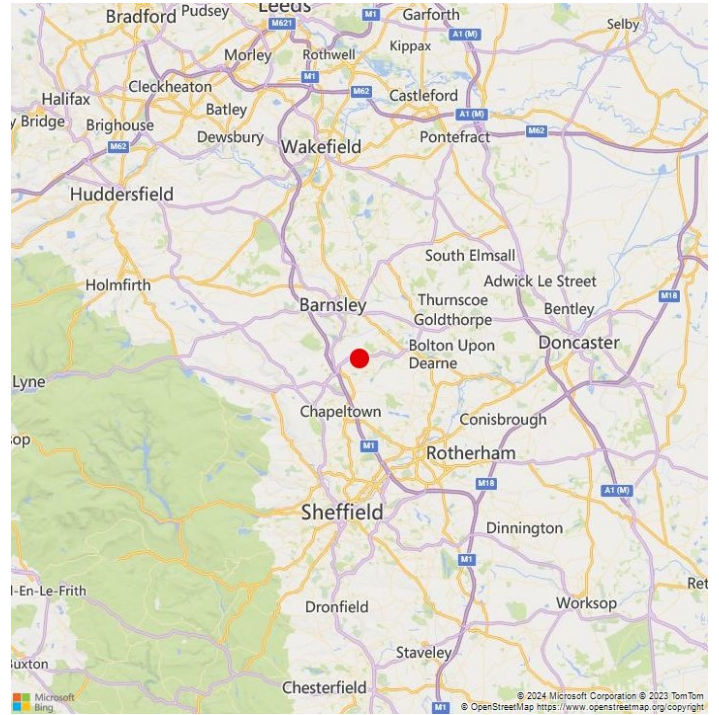
RV £25,500

SALE

£475,000 Guide Price

RENT

£50,000 Per annum exclusive



LEGAL COSTS

Each party are to bear their own costs.

EPC

An Energy Performance Certificate is available from the agents upon request.

VIEWING AND FURTHER INFORMATION

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