

WAREHOUSE

Unit 12, Spring Park Phase II, Clayburn Road, Grimethorpe,
Barnsley, South Yorkshire, S72 7FD

£620,040 exclusive

- ▶ New industrial unit 5,167sqft GIA
- ▶ 5.5m - 6.5m Eaves Height.

- ▶ Available Freehold or Leasehold.
- ▶ Full height loading door.

LOCATION

Park Springs is situated approximately 8 miles to the north east of Barnsley Town Centre. The business park is well located for access to the motorway network with junction 37 of the M1 situated approximately 9 miles to the west and the A1 accessible approximately 8 miles to the east. The development is located on Clayburn Road off Spring Vale Road adjacent to the roundabout with Spring Park Road.

Other notable occupiers nearby include Sash UK, Symphony Kitchens, Carlton Brickworks, Royston Glass, CK Beckett and Leggett and Platt.

DESCRIPTION

Unit 12 at Spring Park Phase II is the final unit remaining in a scheme which comprises of 6 new industrial units. The accommodation extends to 5,167sqft (480.01sqm) and the premises are of steel frame construction clad with brickwork and composite metal profiled cladding.

The specification incorporates:

- * 5.5m-6.5m minimum eaves height
- * Full height loading doors
- * All mains services
- * Vehicle parking and loading areas

ACCOMMODATION

Area	SQ FT	SQ M
Unit 12	5,167	480.01
Total	5167	480.01

VAT

The developer has opted to tax and VAT is applicable.

RATING

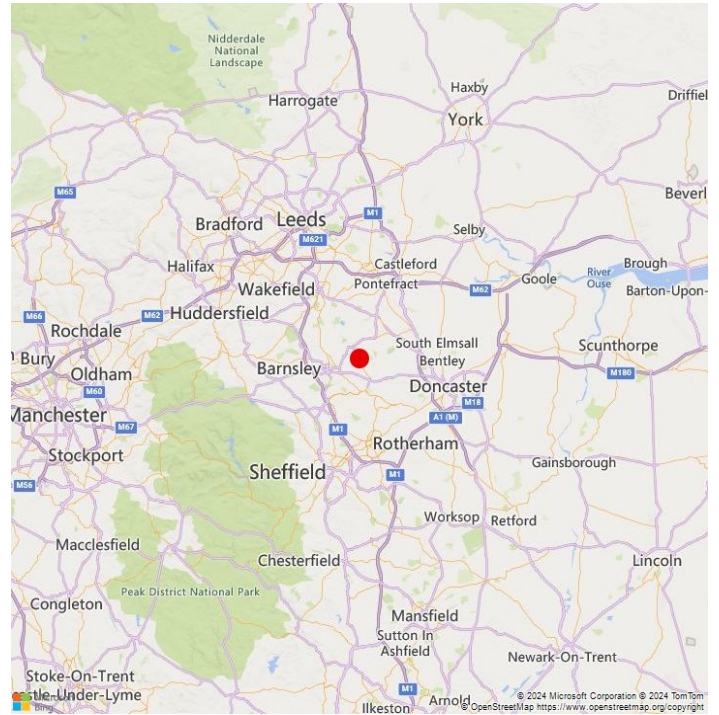
The premises will require assessing for ratings purposes on practical completion.

TERMS

The premises are available freehold or leasehold.

SALE

£620,040 exclusive



LEGAL COSTS

Each party are to bear their own costs.

EPC

To be confirmed on practical completion.

VIEWING AND FURTHER INFORMATION

Miss Emma Corbett

Tel: 01226298456

emma@smiths-surveyors.co.uk

Mr Andrew Corbett

Tel: 01226 298456

andrew@smiths-surveyors.co.uk

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

