



## INDUSTRIAL

Unit 4A, Stairfoot Business Park, Barnsley, S70 3PA

Price on application

- ▶ Warehouse/Industrial Building Location close to Tesco
- ▶ Good sized secure yard loading area and car park

- ▶ 13,034 sqft (1210.59 sqm) GIA
- ▶ Main Road Prominence

## LOCATION

The property is strategically situated in an established retail/trade counter/ industrial location approximately 2 miles to the south east of Barnsley Town Centre.

The property is accessed off Bleachcroft Way off the A633 Wombwell Lane close to the Stairfoot roundabout. Surrounding businesses include Barnsley Retail Park which includes major retailers such as Tesco, B & M, Argos, The Range, Halfords and Subway. Other notable occupiers nearby include Jewson, Screwfix, Howdens and Tool Station.

## DESCRIPTION

The property comprises of a warehouse/ industrial building with accommodation extending to 13,034 sqft (1210.59 sqm) GIA and is constructed with a steel portal frame clad with metal profile cladding with fibre cement panels to the roof incorporating translucent panels. The property benefits from the following specification:

- \* Large size secure yard and loading area
- \* Main road prominence onto Bleachcroft Way
- \* Ancillary office and staff facilities

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

## RATING

£50,000

## TERMS

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

## RENT

Price on application



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

The property has an Energy Performance Asset Rating of 75 (C)

## VIEWING AND FURTHER INFORMATION

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