



Industrial Unit - To Let

1,480 Sq Ft (137.49 Sq M)

- Close to the Motorway
- 3-4 m Eaves
- Established Industrial Estate

Industrial Unit - To Let

1,480 Sq Ft (137.49 Sq M)

Location

The estate is located approximately 3.7 miles to the south east of Barnsley and 10 miles north of Sheffield. J36 of the M1 motorway lies approx. 2.8 miles to the south west of the property via the A6195.

The property is situated within an established industrial estate and is accessed via a service road leading off Bradberry Balk Lane.

Description

The property comprises a small modern industrial estate constructed 1990s to form a terrace of 12 units with a large open servicing and parking area adjacent.

The units are constructed with a steel portal frame complete with part brick/block walls and pitched roof with profile metal sheets. All units benefit from an eaves of approx. 3-4 m, 3 phase electricity, separately metered gas and water. Units comprise a main workshop/warehouse with small office content. To the rear of each unit is a separate WC and staff facility.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 7	1,480	137.49
TOTAL	1,480 SQ FT	137.49 SQ M

Terms

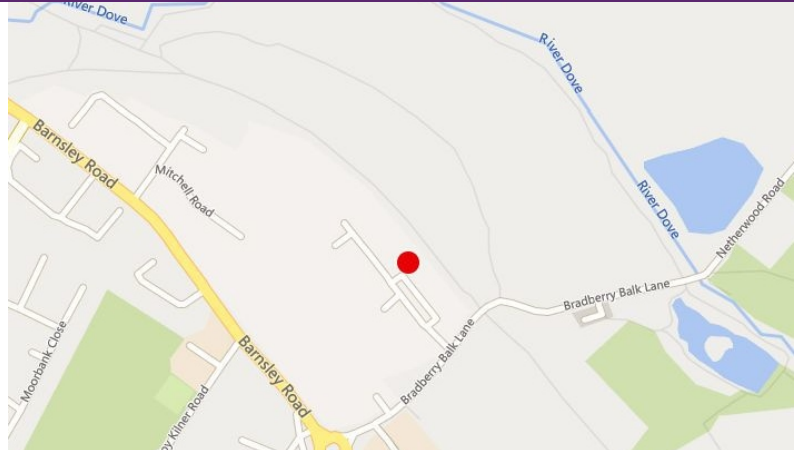
The property is available to let on new lease terms to be agreed.

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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Ed Norris

T: 07711319339

M:

E: ed@cppartners.co.uk

Max Pickering

T: 07835059363

M:

E: max@cppartners.co.uk

April 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any 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). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.