



## Refurbished Offices at J37 M1 1,200 Sq Ft (111.48 Sq M)

- Dedicated Parking on site
- Secure and accessible location

# Refurbished Offices at J37 M1

## 1,200 Sq Ft (111.48 Sq M)

### Location

The property forms part of the Fall Bank estate close to Junction 37 of the M1 at Barnsley. Unit J is at the entrance to the estate with frontage to the main A628.

### Description

The property is strategically situated less than 1 mile from J37 of the M1 motorway and just under 2.5 miles from Barnsley Town Centre. The offices of Unit J have undergone a refurbishment to provide a 2 story office block and associated parking. The property provides a number of designated spaces within a secure and accessible location.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground and First Floor	1,200	111.48
<b>TOTAL</b>	<b>1,200 SQ FT</b>	<b>111.48 SQ M</b>

### Terms

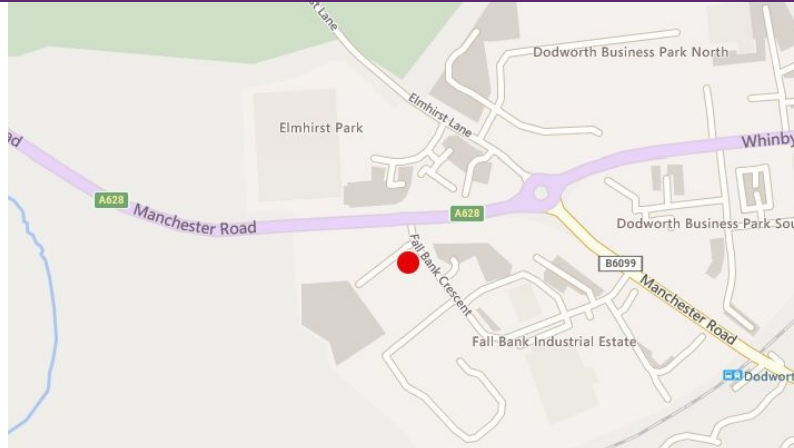
FRI Terms to be agreed - £12,000 pa quoting.

### 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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