

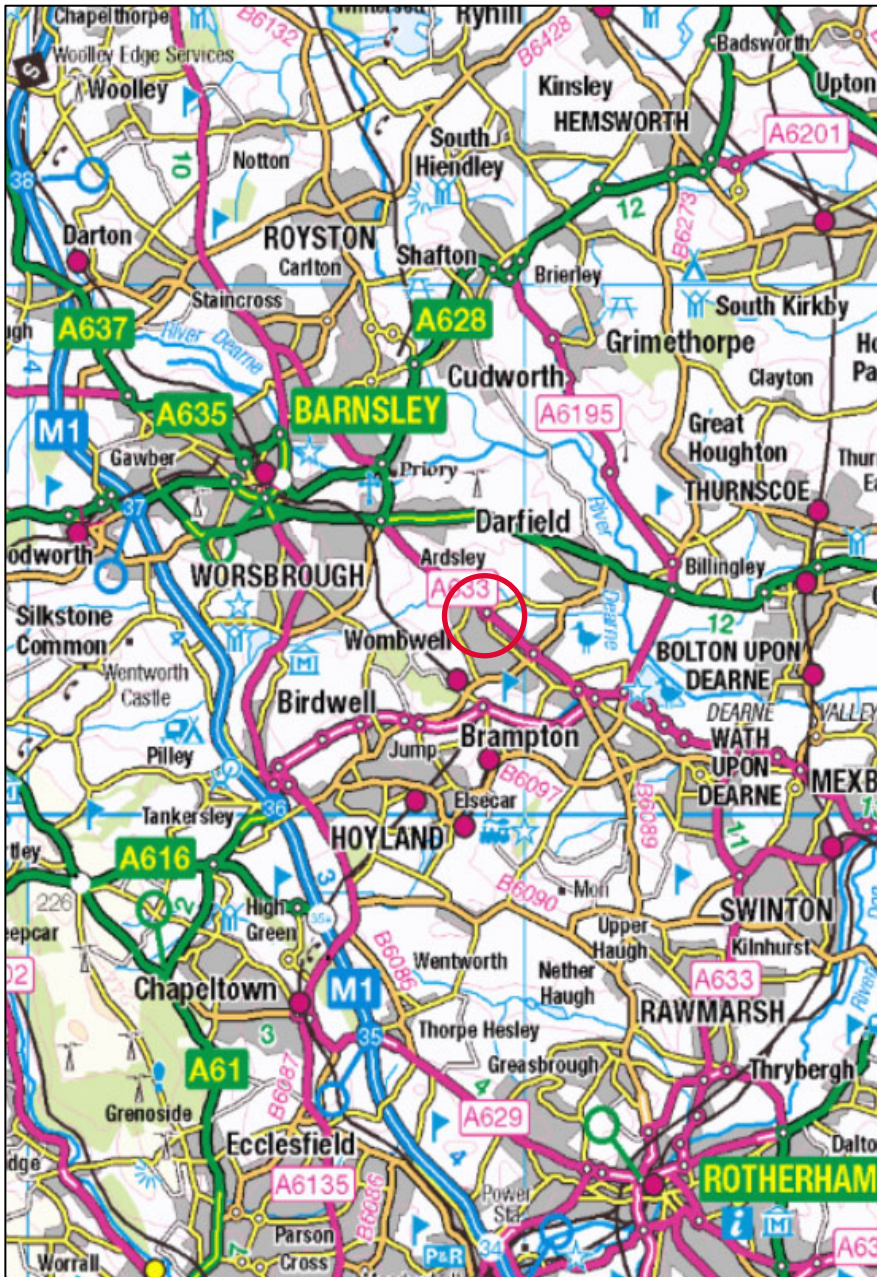
TO LET.

Modern industrial / warehouse unit in a prominent roadside position.



Premises at Barnsley Road, Wombwell, Barnsley S73 8DJ.

Industrial / warehouse unit extending to 2,280 sq ft – Available immediately.



Location.

The available premises are located on Barnsley Road within the Wombwell area of Barnsley. Barnsley Road (A633) provides a direct link to the Dearne Valley Parkway (A6195) approximately 1.9 miles away, which connects to Junction 36 of the M1 Motorway approximately 4 miles away. Barnsley Town Centre is located approximately 4.5 miles from the premises.

The surrounding area is home to a mix of retail and industrial occupiers, including Potters of Barnsley, Rev Shed Moto and South Yorkshire Marble.

Description.

The available accommodation comprises a modern semi-detached industrial warehouse of steel portal frame construction with a combination of brick and clad elevations set beneath a pitched roof.

The property provides a specification to include the following:

- Shell specification
- 3.12 metre eaves
- 2 full height roller shutter loading doors
- 80 kva power supply
- Ground floor offices with kitchenette
- Connections to all mains services
- Ample dedicated secure yard to the front of the premises

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	171.48	1,846
Offices	40.31	434
Total	211.79	2,280

Quoting Rent.

The quoting rent is £18,240 per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

A full Energy Performance Certificate for the premises is available upon request.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated August 2023. Photographs dated July 2023.

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