

TO LET HIGH QUALITY MODERN INDUSTRIAL UNIT

Eddisons



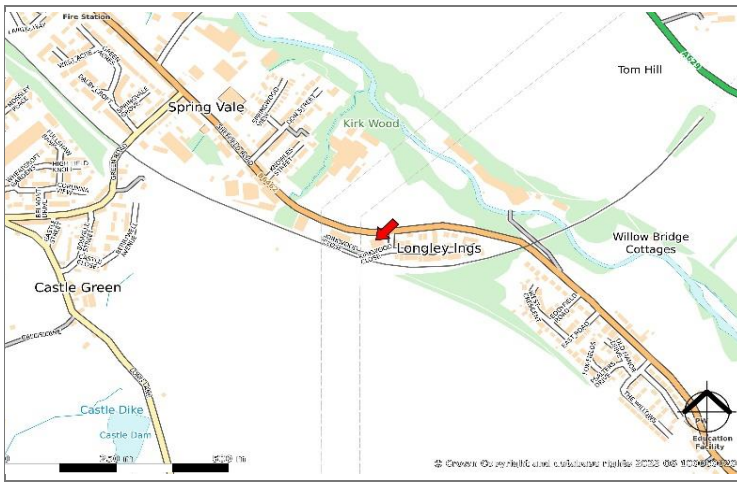
UNIT 3, MARRTREE BUSINESS PARK, KIRKWOOD CLOSE, OXSPRING, SHEFFIELD, S36 8ZP

RENTAL ON APPLICATION

- Immediately available.
- Excellent secure surfaced yard and car parking facilities.
- Eaves height of circa 6m.

AVAILABLE SPACE

418.06m² (4,500sq ft)



LOCATION

The industrial unit is located on Marrtree Business Park, just off Kirkwood Close, Oxspring, close to Penistone town centre and approximately 12 miles north east of Sheffield city centre.

Access is from the A628 Barnsley Road, providing direct access to Penistone and Barnsley. The M1 motorway, via Junction 37, is approximately 6 miles to the east.

DESCRIPTION

The subject property comprises of a single storey steel portal framed unit under a pitched insulated metal decking roof incorporating perspex rooflights. Part brick and part metal decking wall cladding. Eaves 6m. Concrete floor throughout with drive in access via an up and over door.

Internally block partitioning forms an office/reception room and toilet facilities.

The unit provides an approximate GIA of 4,500sq.ft.

Externally the property benefits from a concrete yard and car parking area to the front. All mains services including three phase electricity are connected.



RATEABLE VALUE

The unit will require reassessing upon occupation.

EPC

The property has an Energy Performance Asset rating of **B**. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a new full repairing and insuring basis on terms to be agreed.

Rental on application.

LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

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SUBJECT TO CONTRACT
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