



Industrial Unit/Warehouse Size 5,945 sq ft (519.8 sq m)

- Established Commercial Location
- Industrial unit with office space
- Roller shutter Door Access

Refurbished Industrial Unit – To Let

Size 5,945 sq ft (519.8 sq m)

Location

Darton Business Park is located fronting Barnsley Road (A637), approximately 5 miles North West of Barnsley town centre. The estate is accessed via Barnsley Road which in turn provides direct access to Junction 38 of the M1 motorway. Further access to the M1 at Junction 37 is also available.

Description

Darton Business Park comprises a multi let industrial estate with a number of tenants including BAPP, Shaws Carpets and Kingspan.

The industrial section provides a mix of availability ranging from small starter units to larger distribution sections.

The property benefits from the following:-

- Immediately Available
- Large Ground Level loading Door
- Large Power Availability on Site

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	5,945	519.8
TOTAL	5,945	519.8

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

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

Terms

The property is available by way of either a sub let of the existing lease or on a new lease on terms to be agreed.

Rent Passing - £30,000

EPC Rating

This is available upon request.



Further Information

For further information please contact the below:

Ed Norris
 T: 0114 270 9160
 M: 07835 059 363
 E: ed@cpppartners.co.uk

Max Pickering
 T: 0114 270 9165
 M: 07835 059 363
 E: max@cpppartners.co.uk

Date of Particulars

August 2018



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.