



## Refurbished Workshop Industrial Units 1,205 - 2,243 Sq Ft (111.94 - 208.37 Sq M)

- Available Immediately
- Car Parking/Yard Area
- Secure Estate

# Refurbished Workshop Industrial Units

## 1,205 - 2,243 Sq Ft (111.94 - 208.37 Sq M)

### Location

Junction 38 Industrial Estate is strategically located within 1.5 miles of the M1 Motorway at Junction 38, approximately 5 miles north west of Barnsley Town Centre and 8 miles south of Wakefield Town Centre. The M1 Motorway provides access to Leeds and Sheffield within 20 miles as well as the wider motorway networks.

The estate itself is accessed directly off Huddersfield Road (A637) which connects Junction 38 of the M1 Motorway and Barnsley Town Centre.

### Description

Unit 5&6 provide a recently refurbished double unit that can be let individually or combined.

Each unit has been extensively refurbished to provide high quality storage / workshop space with the benefit of the following:

- > Roller shutter door access
- > WC and Tea Point
- > 3 phase electricity supply
- > Designated parking spaces
- > Fully secure estate with barrier entry and CCTV

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5	1,238	115.01
Unit 6	1,205	111.94
5 & 6	2,243	208.37
<b>TOTAL</b>	<b>2,243 SQ FT</b>	<b>208.37 SQ M</b>

### Terms

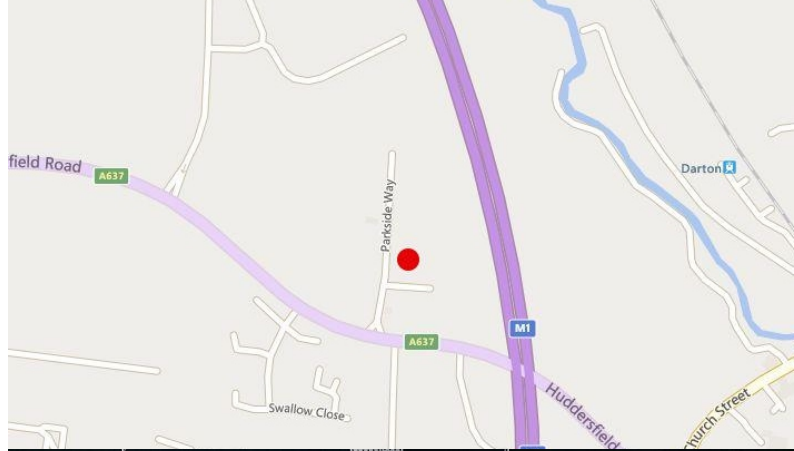
New FRI Terms to be agreed.  
 Quoting rent of £30,000 pa (double unit).  
 Individual units £15,000 pa.

### 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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