



## Industrial Unit - To Let

1,490 Sq Ft (138.42 Sq M)

- Close to the Motorway
- 3-4 m Eaves
- Established Industrial Estate

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### Location

The estate is located approximately 3.7 miles to the south east of Barnsley and 10 miles north of Sheffield. J36 of the M1 motorway lies approx. 2.8 miles to the south west of the property via the A6195.

The property is situated within an established industrial estate and is accessed via a service road leading off Bradberry Balk Lane.

### Description

The property comprises a small modern industrial estate constructed 1990s to form a terrace of 12 units with a large open servicing and parking area adjacent.

The units are constructed with a steel portal frame complete with part brick/block walls and pitched roof with profile metal sheets. All units benefit from an eaves of approx. 3-4 m, 3 phase electricity, separately metered gas and water. Units comprise a main workshop/warehouse with small office content. To the rear of each unit is a separate WC and staff facility.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1	1,490	138.42
<b>TOTAL</b>	<b>1,490 SQ FT</b>	<b>138.42 SQ M</b>

### Terms

The property is available to let on new lease terms to be agreed.

### 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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