



## Goldthorpe Industrial Estate

5,014 - 10,035 Sq Ft (465.8 - 932.25 Sq M)

- Fenced and gated site with shared central service yard and ample car parking
- 3 Phase power supply
- Eaves height from 5.5 metres

# Goldthorpe Industrial Estate

5,014 - 10,035 Sq Ft (465.8 - 932.25 Sq M)

## Location

The property is located on the Goldthorpe Industrial Estate close to Goldthorpe Centre just off A635 Dearne Valley Way. Goldthorpe is located a short distance from Barnsley, Doncaster and Rotherham. The A635 is the main arterial route linking the area with Barnsley, junction 36 of the M1 and A1M.

The estate is 5.5 miles west of J37 of the A1M and 6 miles east of J37 of the M1. It is an established and popular location with a number of similar surrounding uses including a number of large distribution users.

## Description

Unit 14 & 15 comprises of two detached industrial / warehouse units with a steel portal frame construction with metal clad elevations set beneath a pitched roof. Both units benefit from reception/entrance area, office space, W/C's, roller shutter doors and a shared central service yard with ample parking spaces on a site that is fenced and gated.

Unit 14 and Unit 15 could be taken as individual units or combined.

## Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 14	5,014	465.8
Unit 15	5,021	466.45
<b>TOTAL</b>	<b>10,035 SQ FT</b>	<b>932.25 SQ M</b>

## Terms

FRI Lease terms to be agreed.

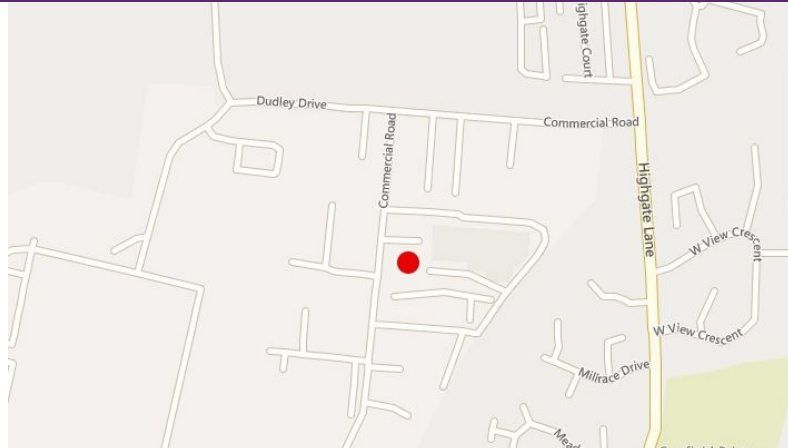
Quoting £40,112 or £80,280 as a whole.

## 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 bear their own legal costs in the transaction.

## Further Information

For further information please contact the sole agents CPP

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