

**Coming Soon**



**TO LET**

**UNIT A**  
**Fallbank Industrial Estate**  
**Barnsley, S75 3LS**

39,186 sq ft (3,699 sq m)

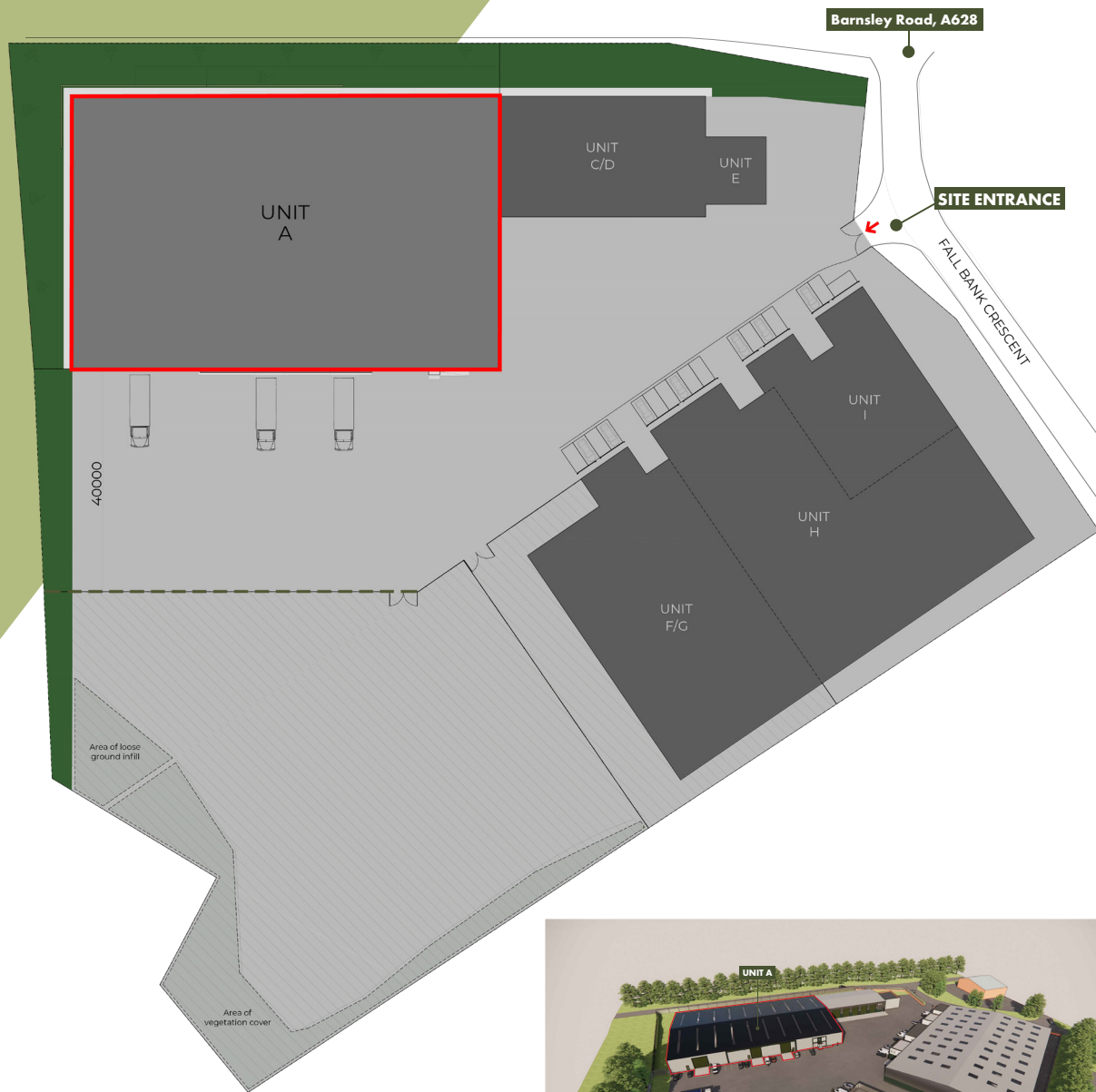
Newly Refurbished Warehouse  
/ Industrial Premises

📍 Superb access to J37 M1

🛡️ Large secure yard area

📄 Multiple roller shutter loading doors

🔒 Fully secure and gated estate



**The property is being fully refurbished and will comprise an extremely modern industrial/ warehouse facility, which will benefit from the following specification:**



Eaves height of 6 metres



Large secure yard and loading area



Electrically operated ground level roller shutter doors



Fully secure and gated estate



Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre



EV Charging provision



Power - TBC



Up to 40 metre yard depth



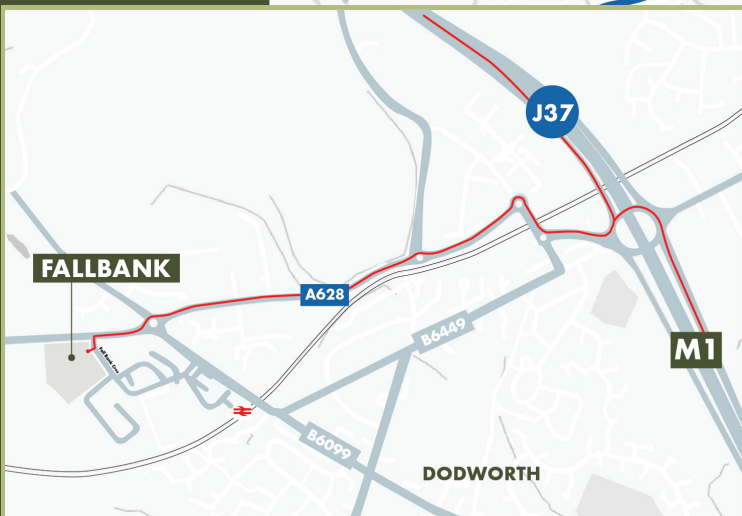
## LOCATION

The property is situated within the highly popular Fallbank Industrial Estate, which is strategically situated less than 1 mile from Junction 37 of the M1 Motorway and just under 2.5 miles from Barnsley Town Centre.

Fallbank Industrial Estate itself is accessed off Fallbank Crescent, which leads directly to Junction 37 of the M1 Motorway via Barnsley Road (A628).

### TIME/MILES TO:

<b>Leeds</b>	37 minutes (23.4 miles)
<b>Sheffield</b>	33 minutes (15.7 miles)



## TERMS

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

**Rent on Application.**

## CONTACT



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