

**Under Refurbishment**



**TO LET**

**UNIT H**

Fallbank Industrial Estate, Barnsley, S75 3LS

Warehouse / Industrial Premises

19, 808 sq ft (1,840 sq. m)



Superb access to J37 M1



Cost effective premises / Flexible terms available



Eaves height of 6 metres



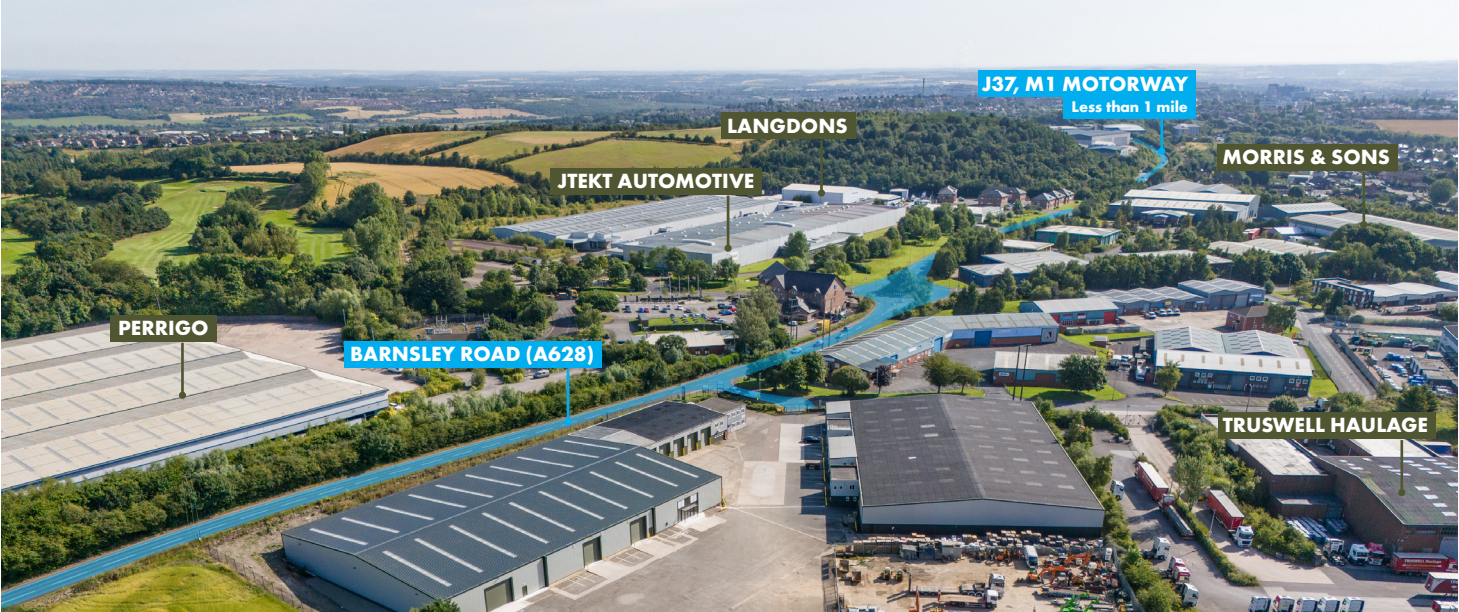
Fully secure and gated estate

## Introduction

Fallbank Industrial Estate provides a fully secure and gated estate strategically situated less than 1 mile from Junction 37 of the M1 Motorway.

The estate comprises 5 warehouses / industrial units totalling approx. 100,000 sq ft.

Notable occupiers on the wider estate include Perrigo, JTEKT Automotive, Langdons, Truswell Haulage and Morris & Sons.



BARNSELY ROAD (A628)



Accomodation	Sq. m	Sq. ft
Warehouse	1,671.85	17,996
Ground Floor Offices	84.19	906
First Floor Offices	84.19	906
<b>Total</b>	<b>1,840.23</b>	<b>19,808</b>

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



Eaves height of 6 metres



High Quality Ancillary Offices / Welfare Facilities



Loading via a Single Electric Ground Level Door



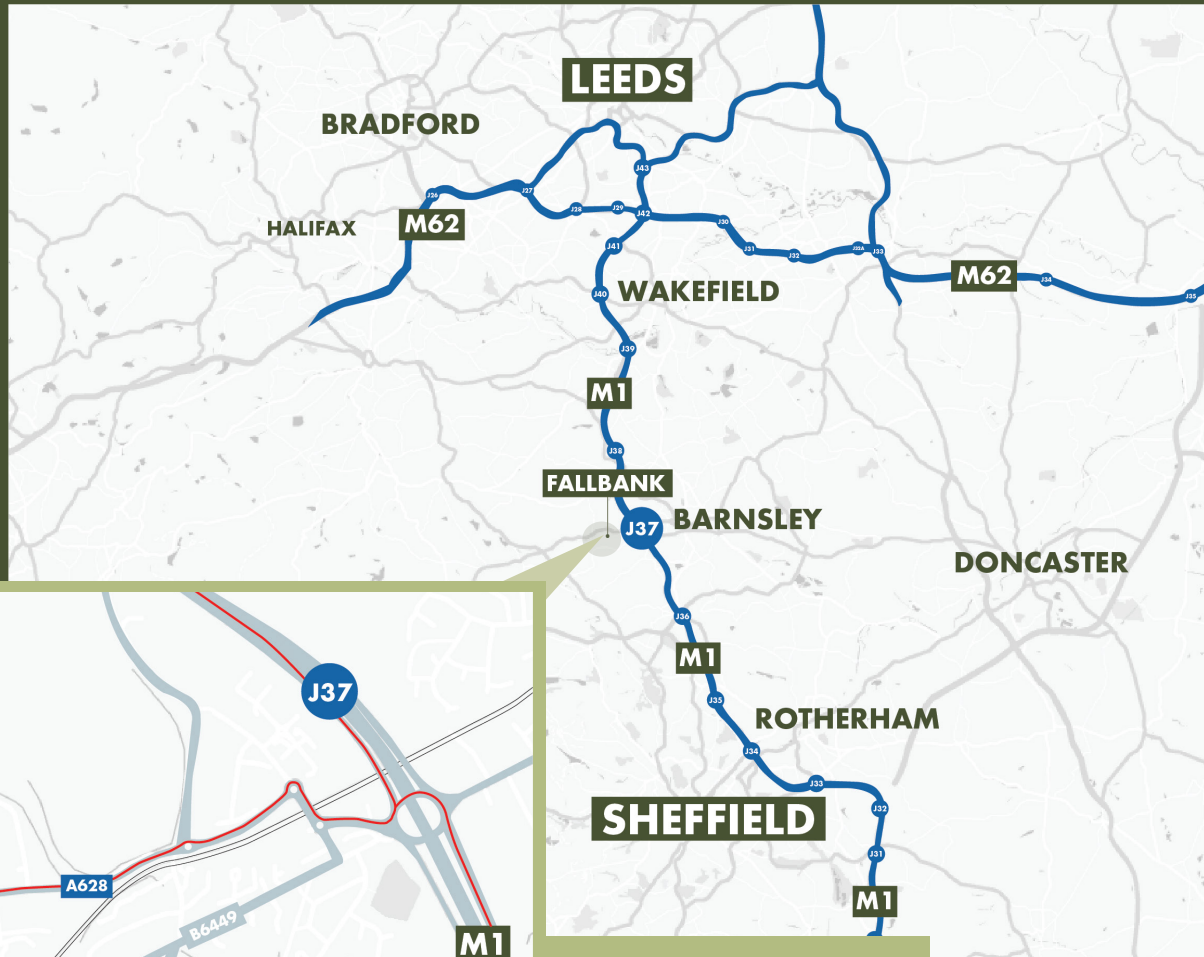
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Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre



Power - 30 KV<sub>a</sub>



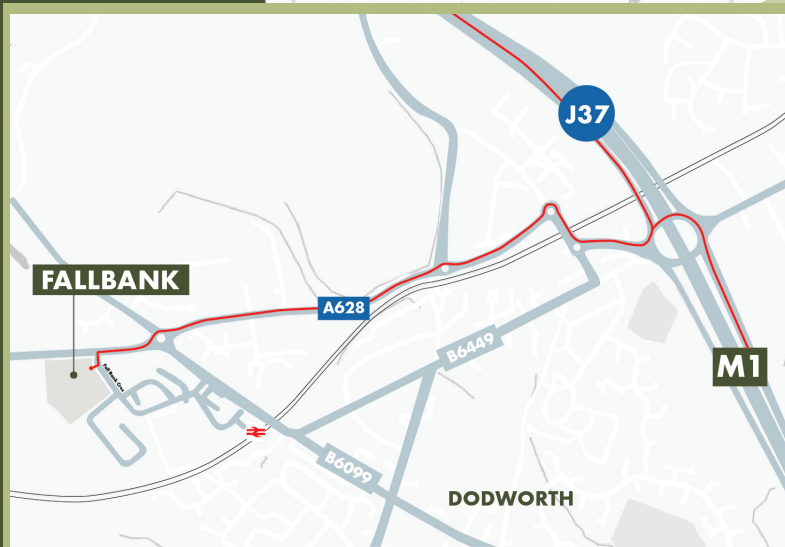
## LOCATION

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)



## CONTACT



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## TERMS

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

**Rent on Application.**

IMPORTANT NOTICE: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no 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). March 2024.