



COMMERCIAL PROPERTY PARTNERS

For Sale
Unit 2A, Shortwood Business Park
Hoyland
Barnsley
S74 9LH



Modern unit For Sale 6,170 Sq Ft (573.19 Sq M)

- HQ Style Facility
- 1 Mile from Junction 36 M1
- High Spec Unit

Modern unit For Sale

6,170 Sq Ft (573.19 Sq M)

Location

The subject premises forms part of Shortwood Business Park, ideally located one mile from Junction 36 of the M1 motorway close to Barnsley. Shortwood fronts the main arterial route of the Dearne Valley Parkway, that links from J36 of the M1 into the Dearne Valley area of Rotherham.

The site is accessed via the Dearne Valley Parkway (A6195). The surrounding area is an established industrial/warehouse location which has expanded further with additional development at Junction 36 of the M1.

Description

The unit forms part of the Shortwood Business Park scheme which is a terrace of 7 industrial units ideally located less than 1 mile from J36 of the M1. The unit is currently occupied by the vendor and provides a high quality spec unit on a Long Leasehold 999 year lease. Spec includes:-

- 7 meter eaves
- 3 phase power
- Internal lift
- WC's & Kitchenette Area
- Dedicated parking

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	3,762	349.49
Ground Floor Office	1,181	109.71
First Floor Office	1,227	113.99
TOTAL	6,170 SQ FT	573.19 SQ M

Terms

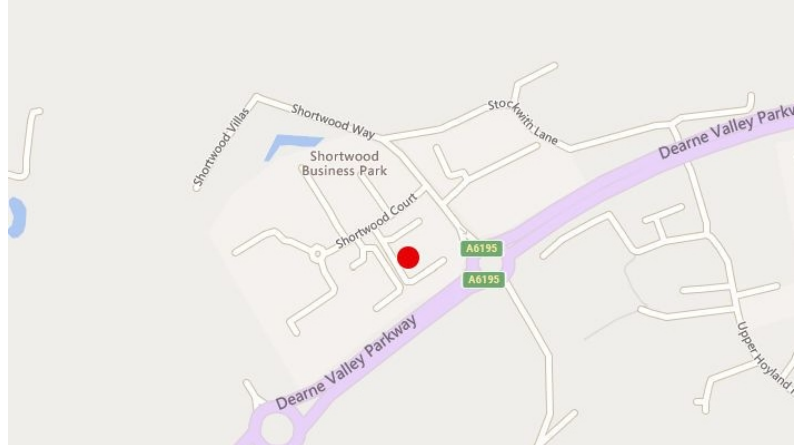
Quoting £650,000 for the Long Leasehold Interest

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
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpartners.co.uk

Mr Max Pickering MRICS
T: 0114 2738857
M: 07835 059363
E: max@cpartners.co.uk

October 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any 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). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.