



Modern unit For Sale

6,170 Sq Ft (573.19 Sq M)

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

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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 expended 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

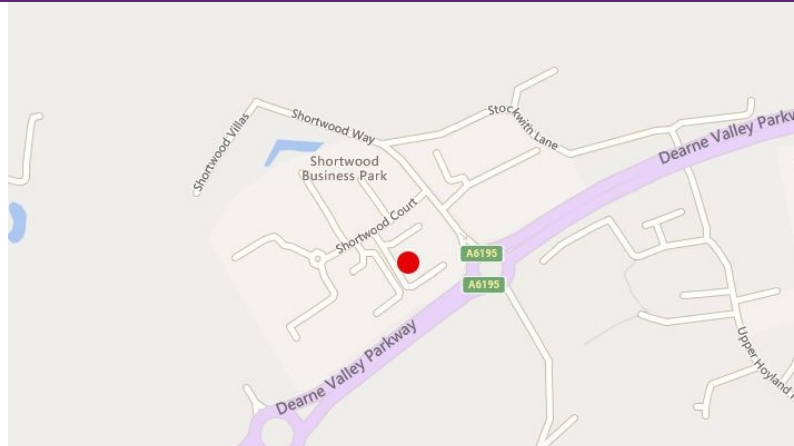
Quoting £650,000 for the Long Leasehold Interest

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

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