



## Open Storage Site With Offices To Let 0.93 Acres (0.38 Hectares)

- Secure Regular Shaped Site
- Level Site With Offices
- Available Immediately



# Open Storage Site With Offices To Let

## 0.93 Acres (0.38 Hectares)

### Location

The premises are located on West Road in Barnsley, which is a short distance from Barnsley centre. West Road houses a number of commercial land users with open space and residential beyond. The hospital is a short distance away, so the streets have parking restrictions for non-residents. The site provides a good location with access to Barnsley centre and Junction 37 of the M1 Motorway.

### Description

The property provides a regular shaped site accessed from West Road. The site provides a single entrance via electric gates leading to a secure and majority level site. The site provides hardstanding areas and a collection of units currently used as offices. The site provides a connection to utilities and foul drainage is via a septic tank. The site is secured via a perimeter fence. Historically the site has been used for the training and movement of plant vehicles and therefore is compacted. The site measures approximately 0.93 acres.

### Accommodation

Site measures approximately 0.93 acres and contains offices facilities on site.

### Accommodation

DESCRIPTION	ACRES	HECTARES
Open Storage Site	0.93	0.38
Offices	1,000	92.9
TOTAL	0.93 ACRES	0.38 HECTARES

### Terms

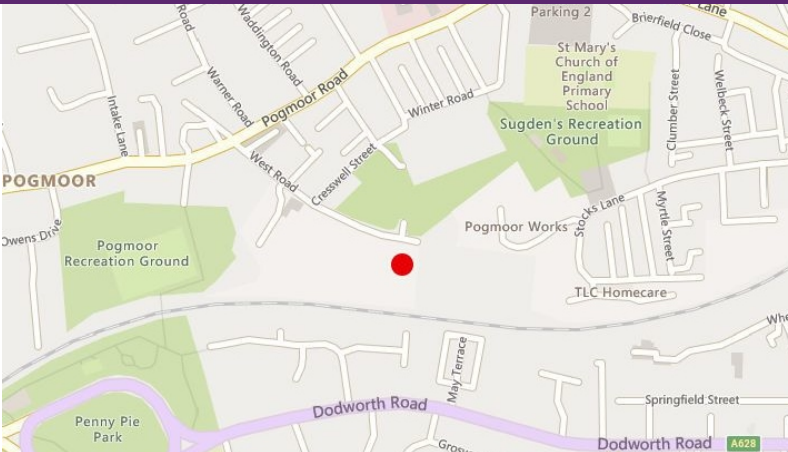
FRI Terms to be agreed - Quoting £40,000 pa.

### 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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