


FOR SALE/TO LET

Unit A, Fallbank Industrial Estate, Barnsley, S75 3LS

39,824 Sq Ft (3,699.65 Sq M)

Detached Industrial / Warehouse Premises

- Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre
- Loading via 4 electric ground level roller shutter doors
- Secure estate
- Large secure yard and loading area

 **0113 245 6000**

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Location

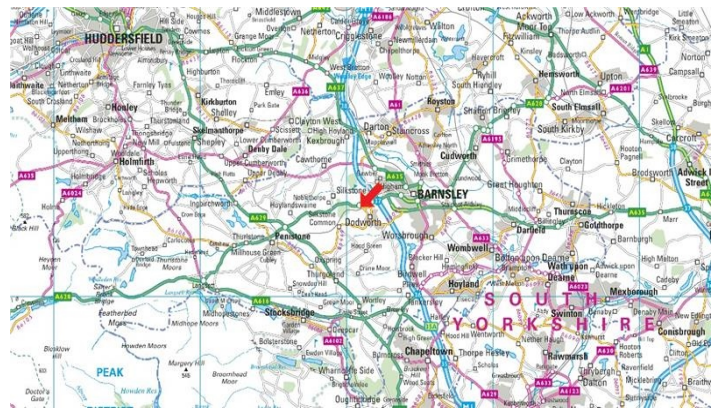
The property itself is strategically situated less than 1 mile from Junction 37 of the M1 Motorway and just under 2.5 miles from Barnsley Town Centre.

The property itself is accessed off Fall Bank Crescent, which leads directly to Junction 37 of the M1 Motorway via Barnsley Road (A628).

Description

The property comprises a fully detached industrial / warehouse premises which benefits from the following specification;

- Loading via 4 electric ground level roller shutter doors
- Secure estate
- Large secure yard and loading area
- Eaves height of up to 6.42 metres



Terms

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

Alternatively, our client will consider a freehold sale of the property.

Rent / price on application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact the joint agents;

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