


FOR SALE/TO LET

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

19,808 Sq Ft (1,840.16 Sq M)

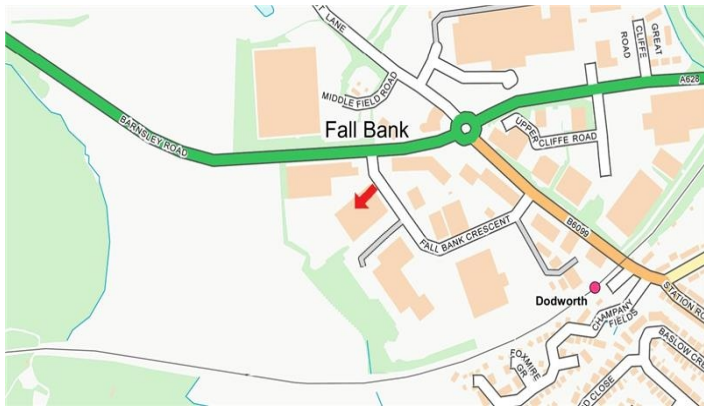
Industrial / Warehouse Premises

- Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre
- Eaves height of 6 metres
- Secure estate
- Loading via 2 electrically operated roller shutter doors

 **0113 245 6000**

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Location

The property 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 an industrial / warehouse premises which benefits from the following specification;

- Eaves height of 6 metres
- Secure estate
- Loading via 2 electrically operated roller shutter doors
- High quality ancillary offices

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,671.85	17,996
Ground Floor Offices	84.19	906
First Floor Offices	84.19	906
Total	1,840.23	19,808
Mezzanine	144.56	1,556

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 part 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;

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