



Warehouse / Industrial / Trade Counter Premises 13,031 Sq Ft (1,210.58 Sq M)

- Main road prominence onto Bleachcroft Way (A633)
- Established trade counter / retail location
- Located approx. 2 miles to the south east of Barnley Town Centre
- Large secure yard and loading area



Location

The property is strategically situated in an established retail / trade counter / industrial location approximately 2 miles to the South East of Barnsley Town Centre.

The property is accessed off Bleachcroft Way, which is just off Wombwell Lane (A633).

Description

The property comprises a good quality warehouse / industrial unit, which was previously used for a cash & carry / retail warehouse and benefits from the following specification;

- Main road prominence onto Bleachcroft Way (A633)
- Large secure yard and loading area
- Loading via a single electrically operated ground level roller shutter door
- Loading Canopy
- Ancillary office accommodation, canteen and WC facilities

Accommodation

Accommodation	Sq m	Sq ft
Unit 4A	1,146.22	12,338
Offices / Welfare	64.37	693
Total	1,210.59	13,031



EPC

A copy of an Energy Performance Certificate is available upon application.

Legal Costs

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

Terms

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

Rent on application.

Viewings

For further information or to arrange a viewing please contact:

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