



Flexible / Cost Effective Two-Storey Office Premises 1,223 Sq Ft (113.62 Sq M)

- Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre
- To be fully refurbished
- Fully secure estate with gated entrance and CCTV
- Male & Female WC's and kitchenette facilities



Location

Fallbank Industrial Estate 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 estate 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 two-storey office unit which is due to be fully refurbished and sits within a fully secure estate with a gated entrance and CCTV security cameras.

Accommodation

Accommodation	Sq. m	Sq. ft
Ground Floor	56.80	611
First Floor	56.80	611
Total	113.60	1,223



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 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.

Viewings

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

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