



High Specification Detached Warehouse / Industrial Unit

14,986 Sq Ft (1,392.2 Sq M)

- Superb access to Junction 37 of the M1 Motorway
- Eaves height of 11.3 metres
- Part racked
- Loading via 2 ground level doors
- HQ style offices of 2,128 sq. ft



Location

The property is situated on the established and popular Dodworth Business Park, which is strategically located within ½ mile of Junction 37 of the M1 Motorway and circa 2 miles from Barnsley Town Centre.

The property itself is accessed off Galpharm Way, which leads directly onto Junction 37 of the M1 Motorway via Barnsley Road (A628) .

Description

The property provides a modern detached warehouse / industrial unit with the following specification;

- Eaves height of up to 11.3 metres
- Loading via 2 electric ground level doors
- HQ style offices of 2,128 sq. ft
- Part racked

Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	1,181.39	12,717
Ground Floor Offices	98.84	1,064
First Floor Offices	98.84	1,064
Total	1,379.07	14,844
Mezzanine	543.92	5,855

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.

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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