



GentVisick

# FOR SALE / TO LET

**Units A - E, Fallbank Industrial Estate, Barnsley, S75 4LS**

**50,642 sq. ft (4,704.74 sq. m)**

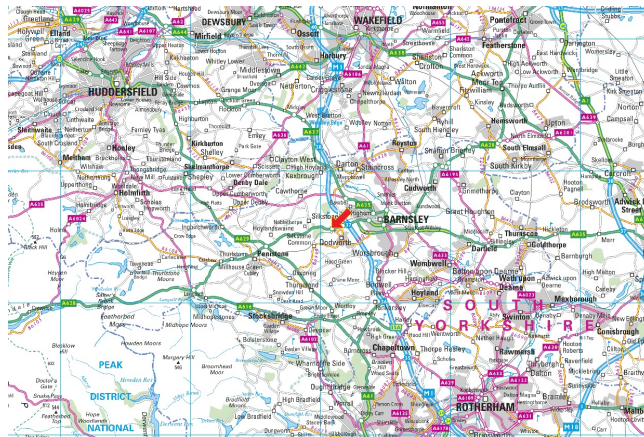
## Detached Industrial / Warehouse Premises

- Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre
- Loading via up to 9 electrically operated ground level roller shutter doors
- Secure estate
- Large secure yard and loading area
- 1.5 acres additional yard area potentially available

**☎ 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 a fully detached industrial / warehouse premises which benefits from the following specification;

- Loading via up to 9 electrically operated ground level roller shutter doors
- Secure estate
- Large secure yard and loading area
- Eaves height of up to 6.42 metres
- 1.5 acres additional yard area potentially available

## Accommodation

Accommodation	sq. m	sq. ft
Warehouse	4,477.74	48,198
Ground Floor Offices	113.50	1,222
First Floor Offices	113.50	1,222
<b>Total</b>	<b>4,704.74</b>	<b>50,642</b>

## 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.

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.

## Viewings

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

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