

**FOR SALE/
TO LET**

**MODERN
DETACHED
INDUSTRIAL/
WAREHOUSE UNIT**

**59,008 SQ FT
(5,482 SQ M)**

**ON A SITE OF 3.45 ACRES
(1.4 HECTARES)**



CORTONWOOD DRIVE

DEARNE VALLEY • SOUTH YORKSHIRE • S73 0UF



• 9 METRE EAVES • LARGE SECURE YARD • 4 GROUND LEVEL DOORS

CORTONWOOD DRIVE

- EAVES HEIGHT OF 9M
- LOADING BY 4 ELECTRIC ROLLER SHUTTER DOORS
- FULLY SECURE SITE WITH LARGE YARD AND LOADING AREA
- SEPARATE CAR PARK WITH 70 DEMISED SPACES
- MODERN 2 STOREY HQ OFFICES
- LARGE POWER AND GAS SUPPLIES

LOCATION

The property is strategically located 5 miles south east of Barnsley and 6 miles north of Rotherham, while Sheffield lies approximately 9 miles to the south east.

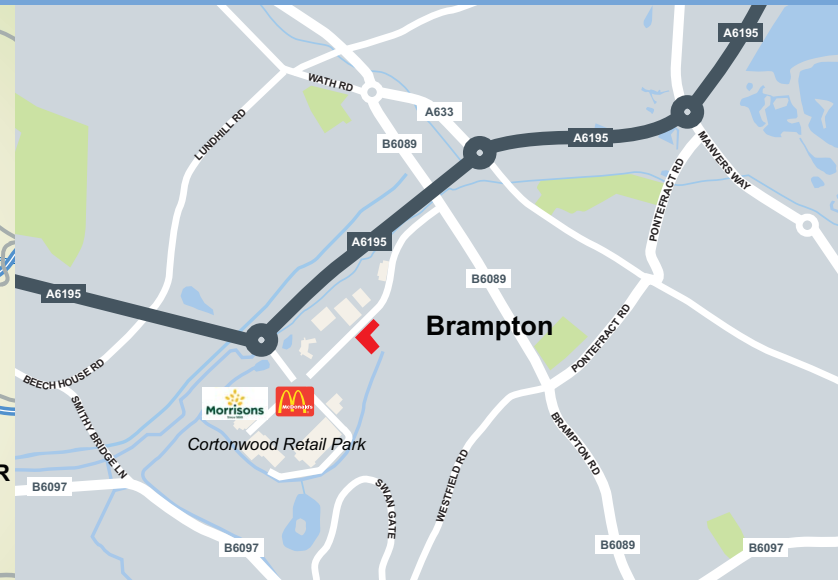
The property itself is accessed from Cortonwood Drive just off Dearne Valley Parkway A6195, which in turn leads directly to Junction 36 of the M1 Motorway.

DESCRIPTION

The property comprises a modern detached warehouse/ industrial facility with the benefit of the following specification:

- Eaves height of 9 metres
- Loading via 4 electric roller shutter doors
- Fully secure site with large yard and loading area
- Separate car park with 70 demised spaces
- Modern 2 storey HQ offices
- Large power and gas supplies

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ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide with the following Gross Internal Areas:

Accommodation	Sq M	Sq Ft
Warehouse	4,775	51,398
Ground Floor Offices	465	5,003
First Floor Offices	242	2,607
TOTAL	5,482	59,008
Mezzanine	115	1,238

RENT/PRICE

On application.

EPC

Available upon request.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively our client would be prepared to sell the freehold interest.

VAT & LEGAL COSTS

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint agents Colliers International or Gent Visick.

robert.whatmuff@colliers.com
simon.hill@colliers.com

paul.mack@gentvisick.com
daniel.walker@gentvisick.com



0113 200 1800
www.colliers.com/uk/industrial



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SUBJECT TO CONTRACT - FEBRUARY 2018