

TO LET

UNIT A

Fallbank Industrial Estate, Barnsley, S75 3LS

Newly Refurbished Warehouse / Industrial Premises

Sizes Available from 12,000 sq ft to 40,000 sq ft

- Superb access to J37 M1
- Large secure yard area
- Multiple roller shutter loading doors
- Fully secure and gated estate



LOCATION

Fallbank Industrial Estate provides a fully secure and gated estate strategically situated less than 1 mile from Junction 37 of the M1 Motorway and just under 2.5 miles from Barnsley Town Centre.

Fallbank Industrial Estate itself is accessed off Fallbank Crescent, which leads directly to Junction 37 of the M1 Motorway via Barnsley Road (A628).

TIME/MILES TO:

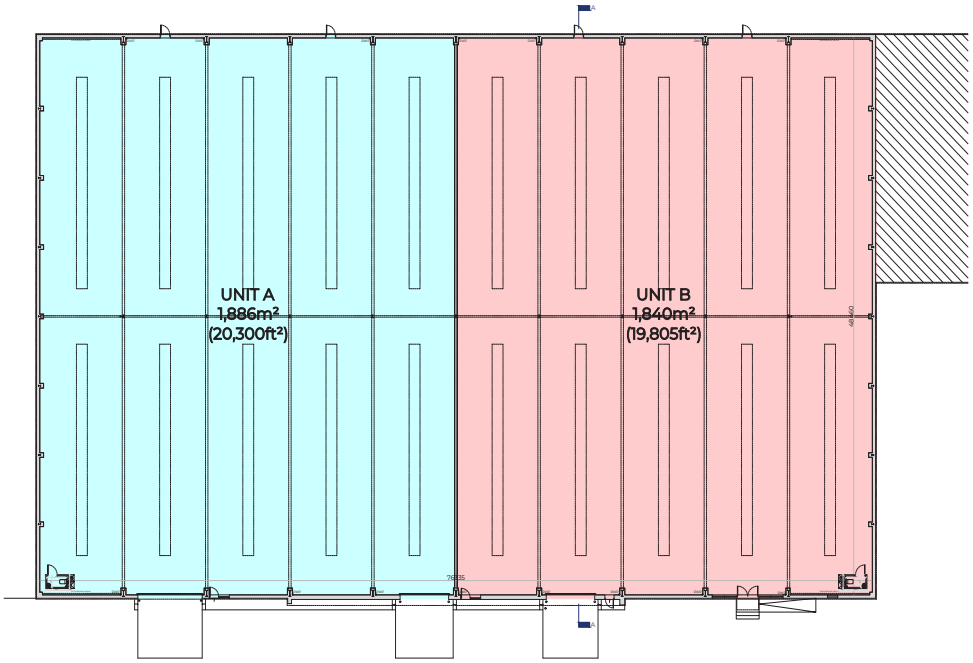
Leeds	37 minutes	(23.4 miles)
Sheffield	33 minutes	(15.7 miles)

The estate comprises 5 warehouses / industrial units totalling approx. 100,000 sq ft.

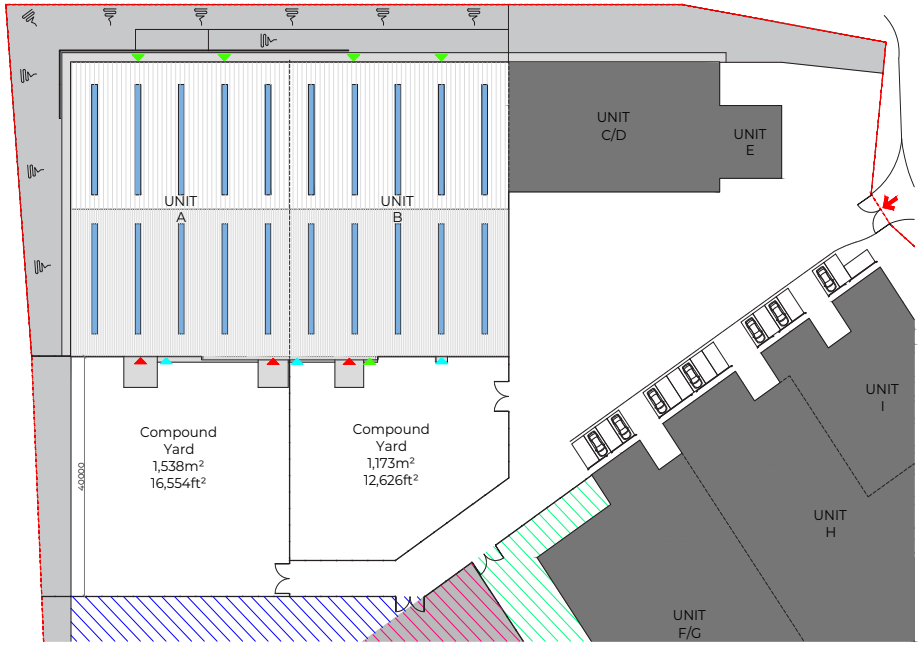
Notable occupiers on the wider estate include Avient, Bapp, JTEKT Automotive and Langdons.







PROPOSED GROUND FLOOR PLAN 1:200@A1



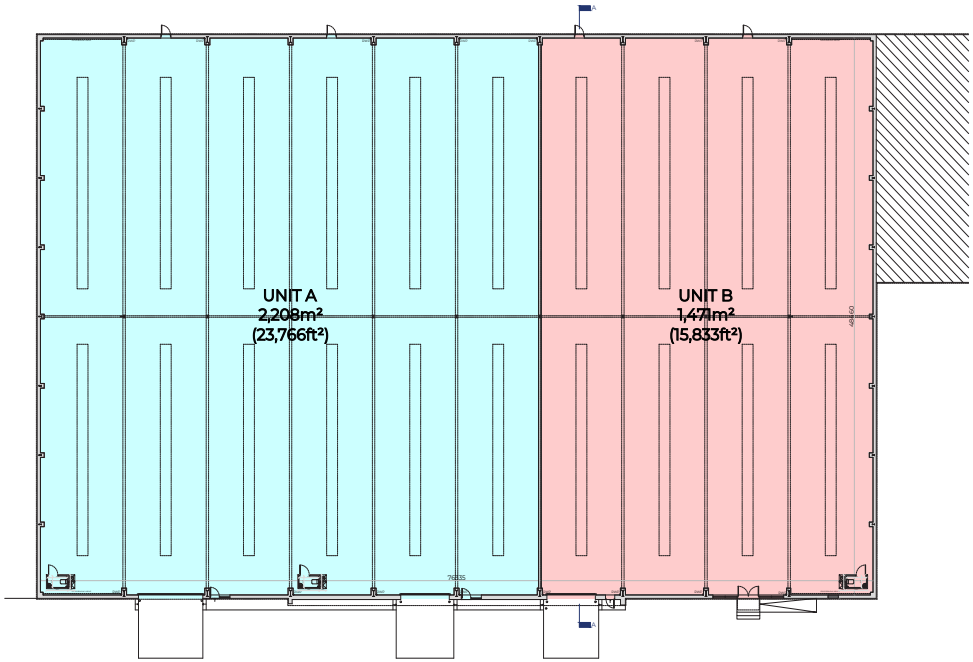
PROPOSED SITE PLAN 1:500@A1

Split Options Available

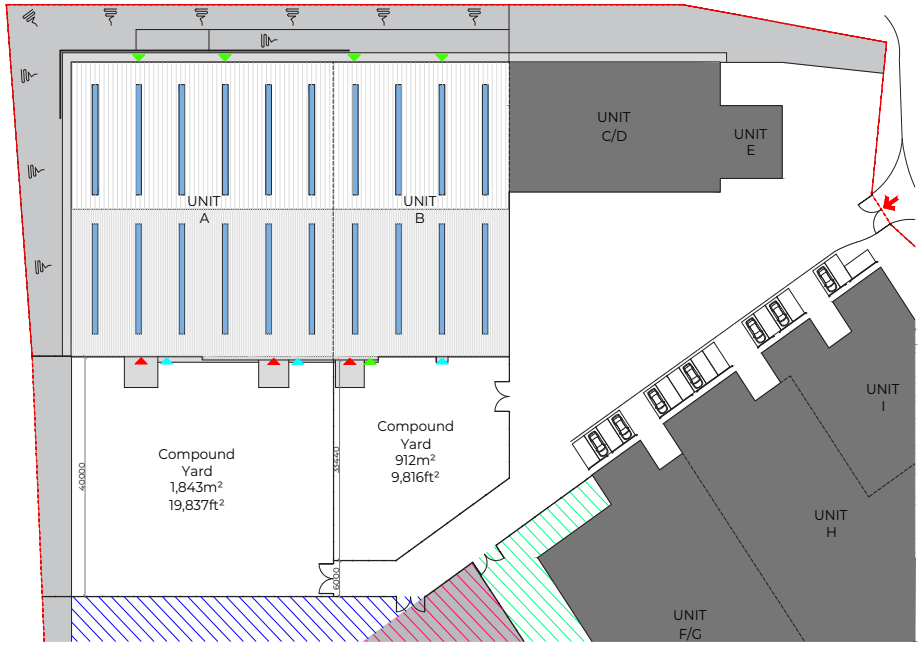
Option A

The property has been fully refurbished and includes a modern industrial/ warehouse facility, which benefits from the following specification:

- Eaves height of 6 metres
- Large secure yard & loading area
- Electrically operated ground level roller shutter doors
- Fully secure and gated estate
- Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre
- EV Charging provision
- Power - 60 KVa (Up to 276 KVa available by negotiation)
- Up to 40 metre yard depth



PROPOSED GROUND FLOOR PLAN 1:200@A1



PROPOSED SITE PLAN 1:500@A1

Option B

The property has been fully refurbished and includes a modern industrial/ warehouse facility, which benefits from the following specification:

- Eaves height of 6 metres
- Large secure yard & loading area
- Electrically operated ground level roller shutter doors
- Fully secure and gated estate
- Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre
- EV Charging provision
- Power - 60 KVa (Up to 276 KVa available by negotiation)
- Up to 40 metre yard depth



TERMS

A new lease to be agreed.

SERVICE CHARGE

The service charge reflects an average of £0.31 per sq ft.

BUSINESS RATES

The Rateable Value for the whole is £77,000. We advise you make your own inquiries with local authorties. Split to be determined.

EPC

The property benefits from an EPC rating B.

Copies of the Energy Performance Certificate are available upon request.

VAT

The property has been elected for VAT purposes and it is expected that the sale will be treated as a Transfer of a Going Concern (TOGC).

LEGAL COSTS

Each party is responsible for their own legal costs.

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