

TO LET

MODERN WAREHOUSE / INDUSTRIAL PREMISES 5,444 – 14,993 SQ FT



- SUPERB ACCESS TO JUNCTION 37 OF THE M1 MOTORWAY
- SECURE AND GATED ESTATE
- AVAILABLE IMMEDIATELY

J37 BUSINESS PARK FALL BANK INDUSTRIAL ESTATE, BARNSLEY, SOUTH YORKSHIRE S75 3LS

Tandem INVESTMENTS

J37 Business Park

FALL BANK INDUSTRIAL ESTATE

J37 Business Park / Fall Bank Industrial Estate provides a highly popular and modern industrial / trade counter estate which comprises 20 units totalling over 100,000 sq ft of accommodation on a site of circa 7 acres.

The business park offers units from circa 1,500 sq ft up to 20,000 sq ft and the park is fully secure as well as set in an actively managed and attractive landscaped environment.

There is an array of local amenities within walking distance from the park including The Nineteen Hotel and Public House, Co-Operative Food Store and Top Barber Hairdressers.

Public transport provisions are excellent with the park being on a local bus route to Barnsley Town Centre and adjacent to the estate is Dodworth train station.

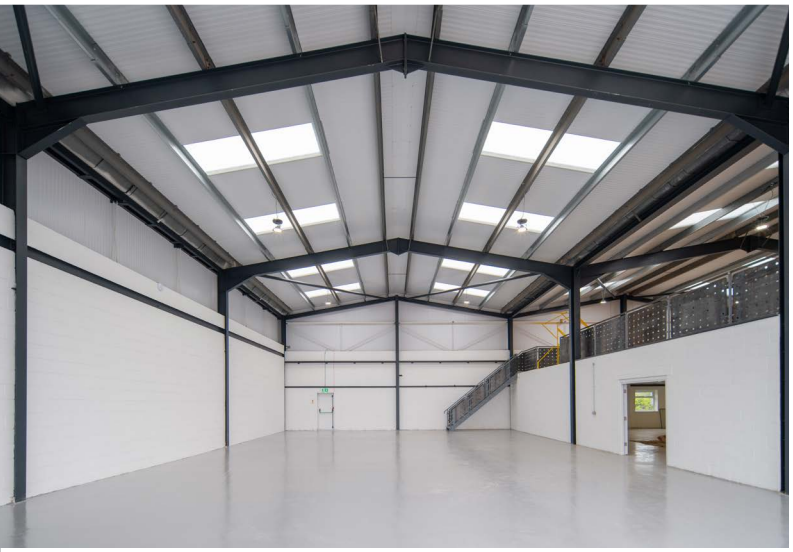
Noteable occupiers situated either on the estate or within close proximity include Albion Valves, Barnsley Hospice, Screwfix and Bapp.



Availability

UNIT 3-4 5,444 SQ FT

UNIT 16 9,549 SQ FT





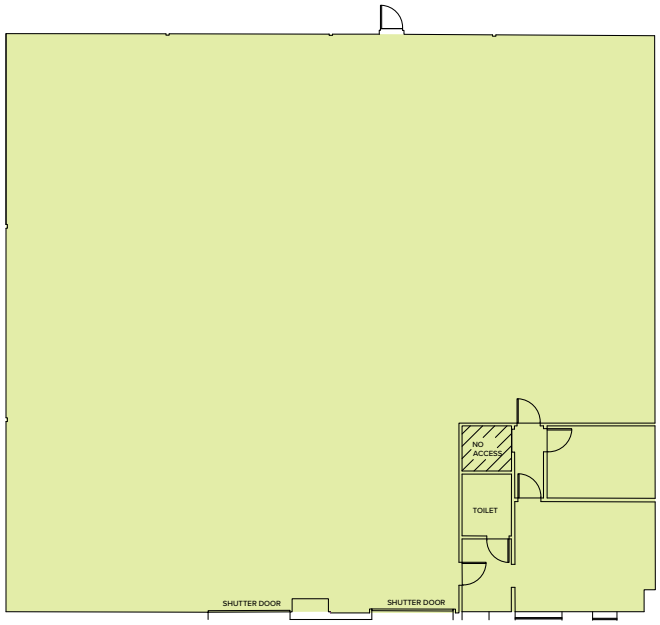
ALL UNITS BENEFIT FROM:

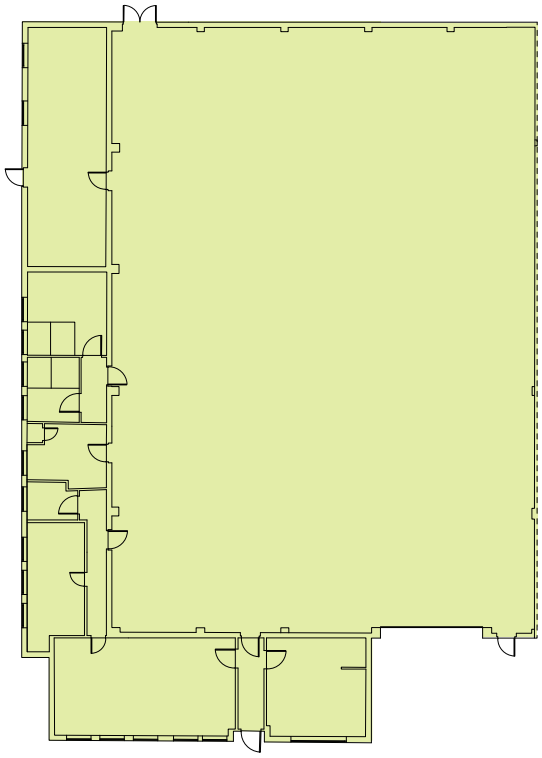
- STEEL PORTAL FRAME WITH BRICKWORK
- FUNCTIONAL OPEN PLAN INDUSTRIAL SPACE
- ROLLER SHUTTER DOORS AND SEPARATE PEDESTRIAN ENTRANCES
- EAVES HEIGHTS UP TO 6M
- INTEGRAL OFFICE SPACE WITH WC AND STAFF FACILITIES
- NEWLY REFURBISHED THROUGHOUT
- SHARED YARD AND PARKING AREAS

J37 BUSINESS PARK

FALL BANK INDUSTRIAL ESTATE, BARNSLEY, SOUTH YORKSHIRE S75 3LS

Floor Plans





UNITS 3–4

5,444 SQ FT

- STEEL PORTAL FRAME WITH BRICKWORK
- CANTEEN, OFFICE AND TOILET FACILITIES
- SHARED YARD AND PARKING AREAS
- FULLY REFURBISHED

UNIT 16

9,549 SQ FT

- STEEL PORTAL FRAME WITH BRICKWORK
- INCLUDES OFFICE ACCOMMODATION
- 6m EAVES HEIGHT OF APPROX 6M
- FULLY REFURBISHED





J37 BUSINESS PARK
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J37 BUSINESS PARK

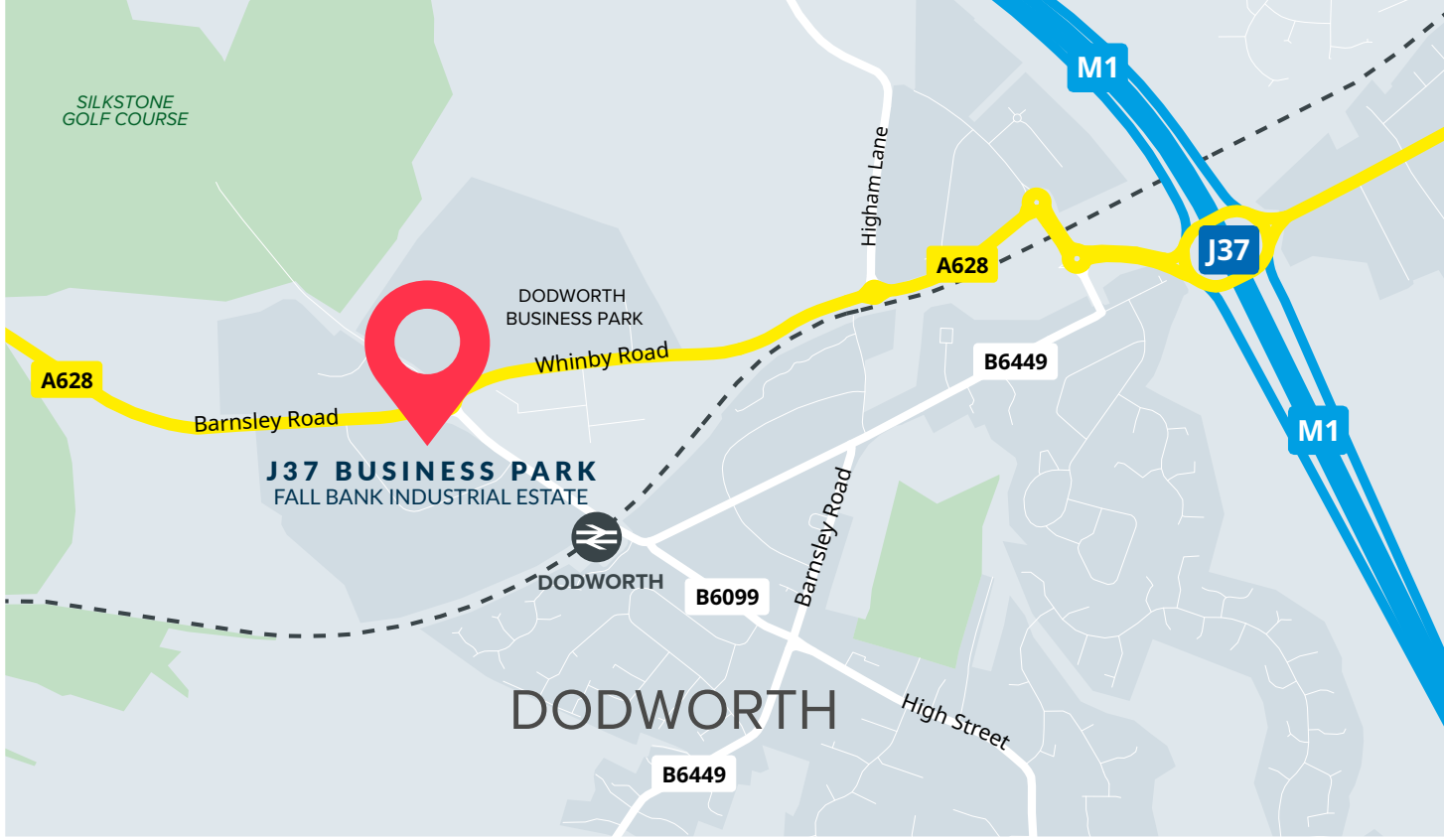
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Location

J37 Business Park / Fall Bank Industrial Estate is strategically located less than 1 mile from Junction 37 of the M1 Motorway and just under 2.5 miles from Barnsley Town Centre.

The park is accessed off Fall Bank Crescent, which provides direct access to Junction 37 of the M1 Motorway via Barnsley Road (A628).

J37 / M1 MOTORWAY	**3 MINS / 1 MILE**
BARNSLEY	**3 MINS / 2.5 MILES**
LEEDS	**31 MINS / 23 MILES**
SHEFFIELD	**32 MINS / 16 MILES**
MANCHESTER	**1 HR 15 MINS / 33 MILES**





Terms

LEASE TERMS
The properties are available by way of new full repairing and insuring leases for a term to be agreed. Rents on application.

EPC
An EPC is available on request.

LEGAL COSTS
Each party to bear their own costs.

VAT
VAT is payable at the prevailing rate.

Contact

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