



**LET TO STARK BUILDING
MATERIALS LTD**



AVAILABLE

TO LET – LAST 15,833 SQ FT AVAILABLE

UNIT A

Fallbank Industrial Estate, Barnsley, S75 3LS

Newly Refurbished Warehouse / Industrial Premises

Available from 15,833 sq ft



Superb access to J37 M1



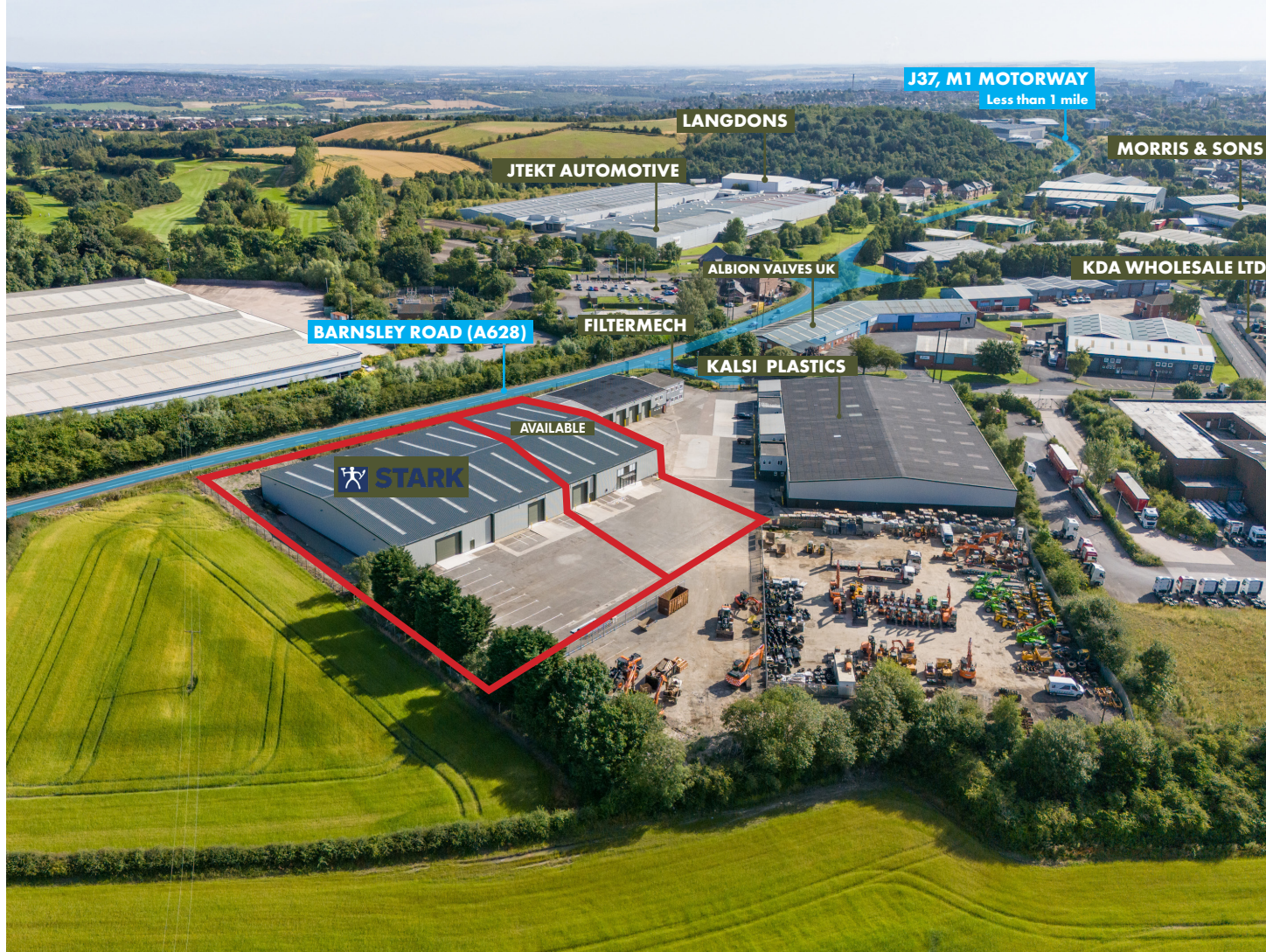
Large secure yard area



Electric roller shutter loading door



Fully secure and gated estate



Fallbank Industrial 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)
Doncaster	37 minutes	(30.4 miles)
Manchester	1.09 hours	(33.1 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.



Specification

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 door



Fully secure and gated estate



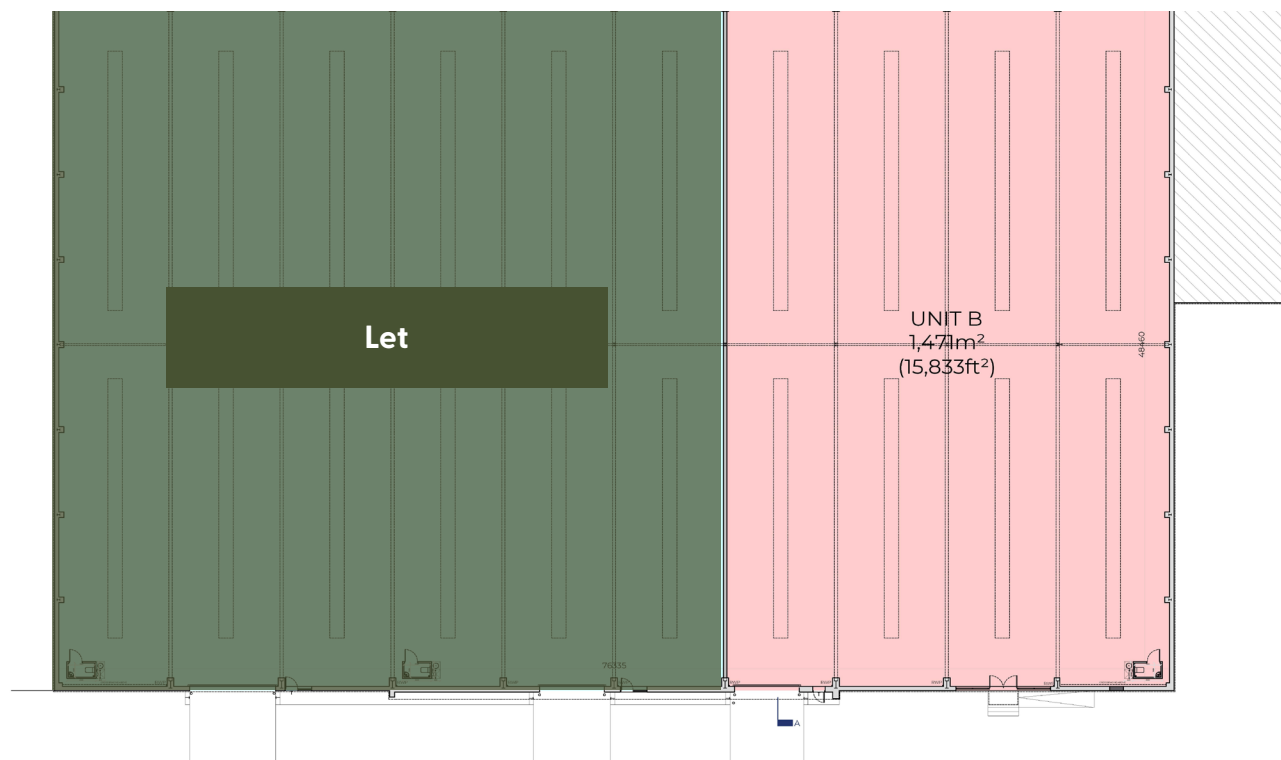
125 KVA



Superb access to Junction 37 of the M1 Motorway and Barnsley Town Centre



2 EV Charging provisions



PROPOSED GROUND FLOOR PLAN 1:200@A1





TERMS

A new lease to be agreed.

SERVICE CHARGE

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

BUSINESS RATES

We advise you make your own inquiries with local authorities. Split to be determined.

EPC

The property benefits from an EPC rating B.
Copies of the Energy Performance Certificate are available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs.

CONTACT

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