

TO LET / FOR SALE

75,155 - 170,092 sq ft (6,982 - 15,801 sq m)
on 12.9 acres (5.22 ha)



2 ADJACENT INDUSTRIAL / WAREHOUSE UNITS

with ground level loading doors and large secure loading yard

Boundaries are for identification purposes only.



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S71 5AD

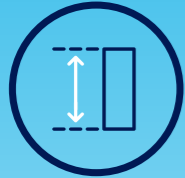
UNITS 1 & 2 OAKS LANE BARNSELY

DESCRIPTION

The property comprises 2 adjacent Industrial and Warehouse units, accessed via a single secure access point off Tank Row. The units were constructed in 1999, and are both of clear span steel portal frame construction, with brick / block cladding elevations set beneath a pitched roof with transparent panels.

SPECIFICATION

The units are finished to a specification to include:



Haunch height
of 8m



3 Phase
power supply



PIR Lighting to the
warehouse



Ground level
loading doors

(Unit 1 x 4 / Unit 2 x 3)



Concrete
yard



Separate
parking areas



Unit 1 - 94,937 sq ft

Unit 2 - 75,155 sq ft



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UNITS 1 & 2 OAKS LANE BARNESLEY



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SITE PLAN

ACCOMMODATION

The premises have the following GIA:

	Sq M	Sq Ft
Unit 1	8,819.8	94,937
Unit 2	6,982.1	75,155
TOTAL	15,801.9	170,092



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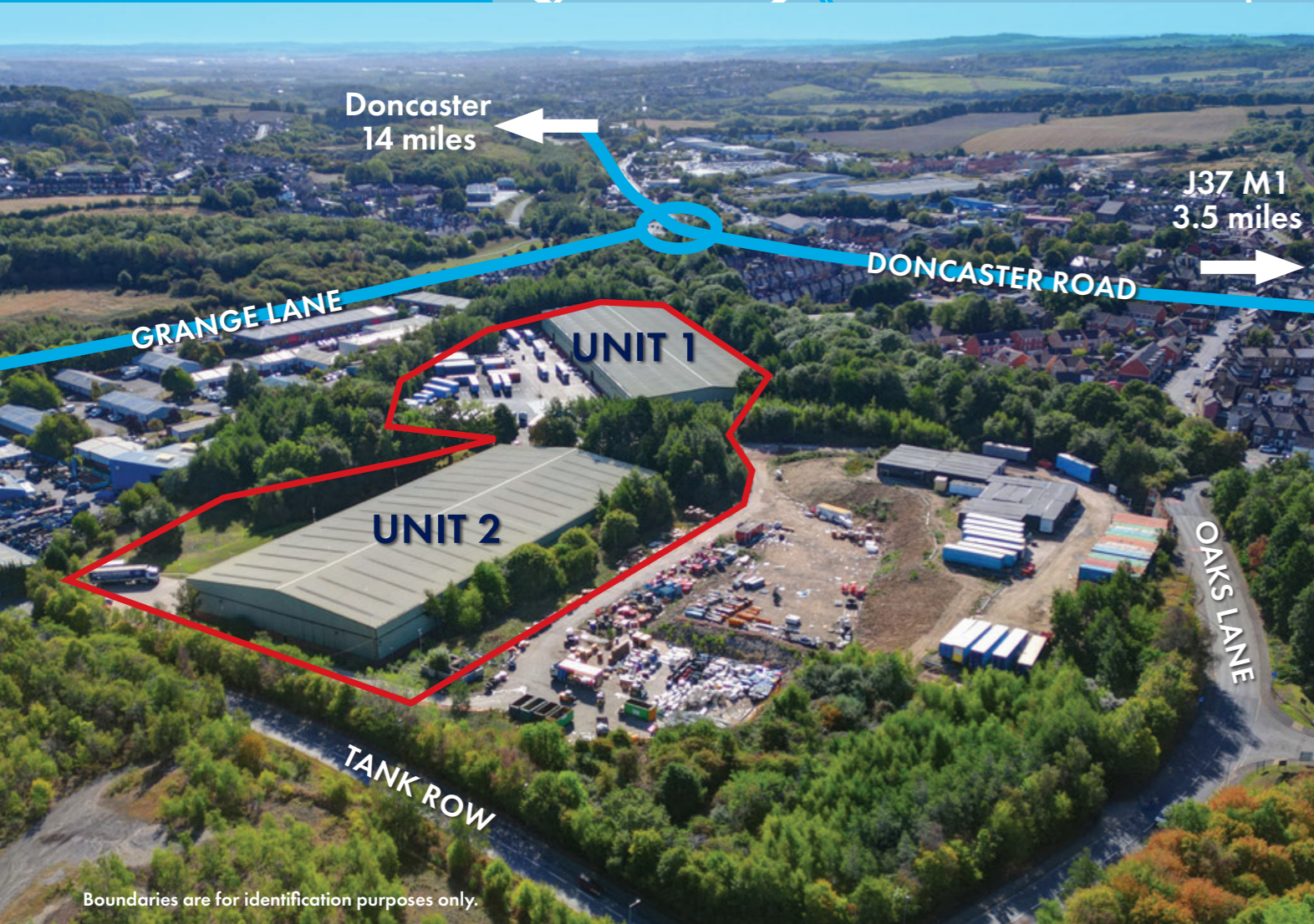
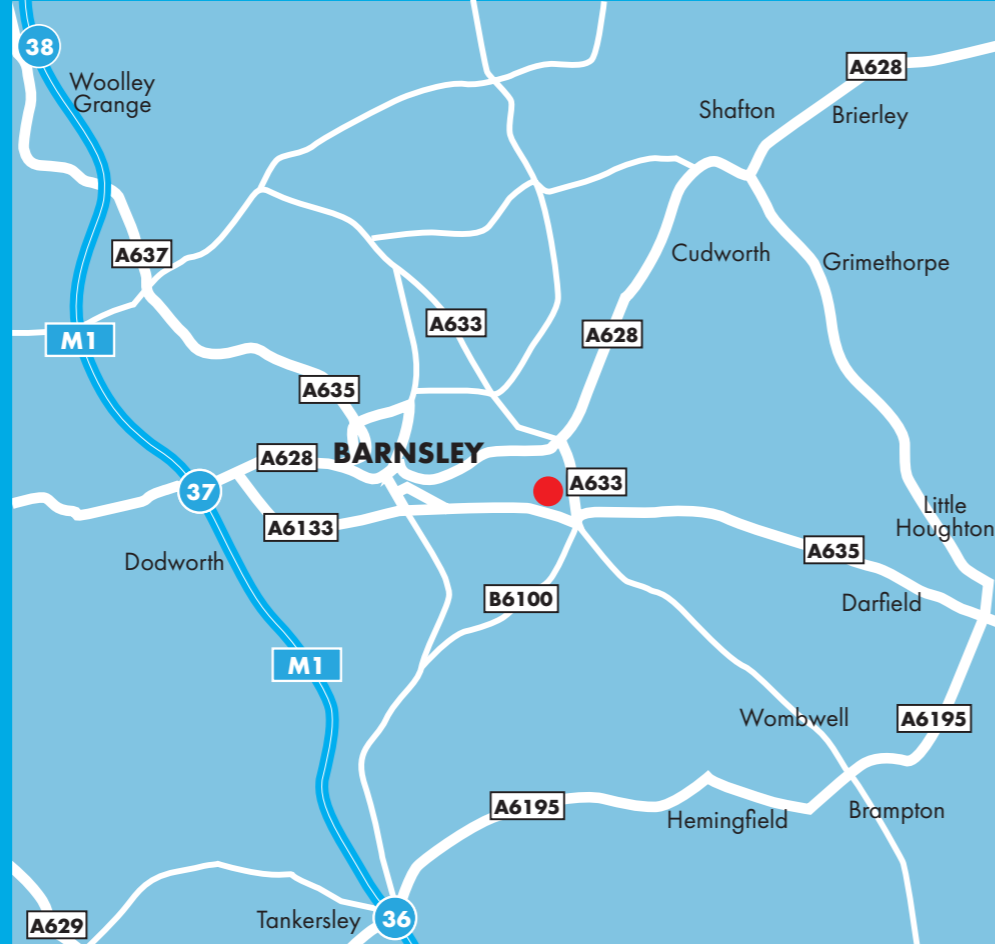


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UNITS 1 & 2 OAKS LANE BARNSELY

LOCATION

The property is situated to the east of Barnsley, between the A628 Pontefract Road and A635 Doncaster Road and therefore benefits from easy access into the town centre. The premises also have good access to the M1 Junctions 37/38, north to Pontefract and the M62, east to the Dearne Valley & Doncaster and J36 M1 to the south.



PLANNING

The previous use was storage and distribution. We are not aware of any hours of use or noise restrictions. Interested parties should make their own enquiries with Barnsley MBC.

SERVICES

We understand the property is connected to mains electricity, drainage and water, but not gas. Interested parties should satisfy themselves in this regard.

EPC

The EPC rating for both units is C 62.

VAT

All figures are subject to vat where applicable.

M7 Real Estate

DUE DILIGENCE

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

CONTACT

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