



Wakefield Road, Barnsley S71 1NU

TO LET

Workshop and Storage Yard

**5,535 Sq Ft
(514 Sq M)**

DESCRIPTION

A steel framed workshop building with a pitched steel framed roof with profile metal cladding to the roof and elevations. The roof also incorporates translucent sheeting. The building comprises predominantly open workshop and storage areas, however there is a blockwork section which serves as a staff amenity / office area. The building has an eaves height of 3.62 m. Further office accommodation and amenities are provided in a range of cabins.

- ✓ **Storage yard and Workshop**
- ✓ **A range of cabins providing offices and amenities**
- ✓ **New FRI lease available**
- ✓ **Site area of 1.18 acre (0.48 hectare)**

LOCATION

The property is situated on the west side of Wakefield Road (A61), within a well-established industrial/trade counter area approximately 2 miles north of Barnsley town centre. Nearby occupiers include Buildbase and Bathrooms Direct Yorkshire, Arrow Self Drive and Blok n Mesh. Barnsley is very well-located with Junctions 36, 37 & 38 of the M1 motorway.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Workshop	3,322	309
Canopy	944	88
Offices	1,269	118
Total	5,535	514

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

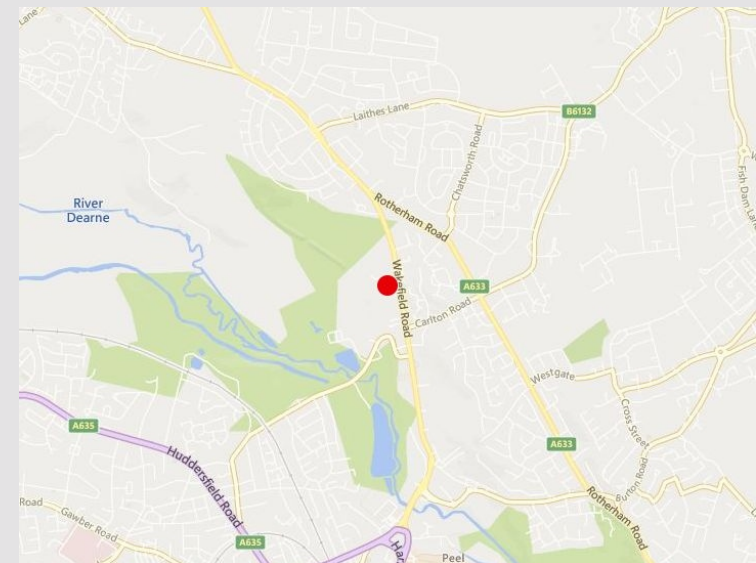
The current rateable value for the premises is £18,750.

TERMS

Available on a new lease made on Full Repairing terms.

EPC Offices - E - 104

Workshop - E - 109



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Regulated by RICS 05-Oct-2022

VIEWING & FURTHER INFORMATION

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