



OAKS LANE

TANK ROW, BARNESLEY, S71 5AD



TO LET

HIGH QUALITY INDUSTRIAL/ DISTRIBUTION UNITS

- 8m eaves
- Unit 1 – 94,830 sq ft (8,810 m²)
- Unit 2 – 73,873 sq ft (6,863 m²)
- Easy access to J37 M1
- Immediately available



DESCRIPTION

The available accommodation comprises 2 industrial / warehouse units of 1999 / 2000 construction.

The premises are of steel portal frame construction with brick and clad elevations set beneath a pitched roof.

The accommodation is finished to the following spec:

- **8m eaves**
- **Ground level loading access (3 x doors to unit 1 and 4 x doors to unit 2)**
- **100 KN/SQ M floor loading**
- **Lighting to the warehouse**
- **3 phase electricity**
- **On-site security**

The premises are set within a secure site with perimeter fencing and gated access.



ACCOMMODATION

Unit	Sq. Metres	Sq. Feet
No. 1	8,810	94,830
No. 2	6,863	73,873
Total	15,673	168,703

To the rear of the premises is an undeveloped site where additional land / yard area could be made available by way of a separate agreement should this be required by an incoming occupier.



LOCATION

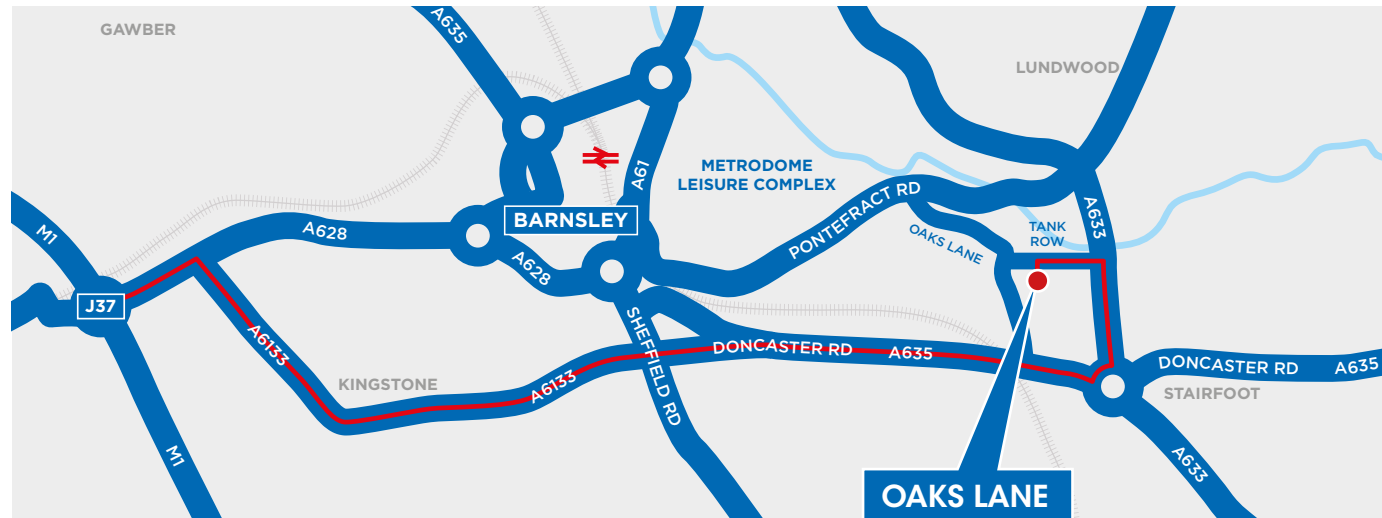
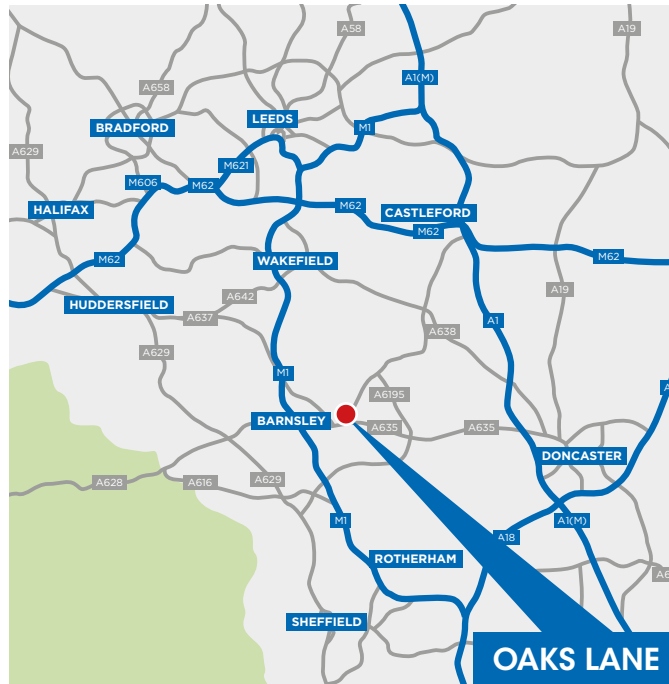
The subject properties are situated towards the east of Barnsley town centre, just off the A635 Doncaster Road and in close proximity to the Stairfoot roundabout.

J37 of the M1 is approximately 3.5 miles to the west, which in turn offers excellent access to the motorway network.

Access to the property can be gained either from Doncaster Road turning onto Hoyle Mill Road. This leads into Oaks Lane and the property is then situated on the right hand side. Alternatively, one can take Grange Lane off Stairfoot roundabout turning left onto Tank Row and the properties are situated on the left hand side.

The surrounding area is an established commercial location.

Postcode: S71 5AD



TENURE / AVAILABILITY

The premises are occupied by a lease expiring 15th February 2021 where the passing rental is £3.59 psf.

The premises are available by way of assignment or sub-lease of our clients lease and can be offered as individual units or together.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

RATEABLE VALUE

Interested parties are advised to make contact with the Rates Department of Barnsley Metropolitan Borough Council.

ENERGY PERFORMANCE RATING

The property has an EPC Rating of:

Unit 1: G (259)

Unit 2: C (51)

COSTS

Each party are to bear their own legal costs incurred in the completion of this transaction

Barnsley MBC Business Support

Comprehensive business support is available through Barnsley MBC's experienced Investment Team. This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching from the nationally recognised Enterprising Barnsley programme. For more information, please contact the Barnsley MBC Investment Team on 01226 787 535.

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December 2015. Production by www.conemarketing.co.uk

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