



INDUSTRIAL

Unit F, Valley Road, Wombwell, Barnsley, South Yorkshire, S73
0BS

£425,000 in excess of

- ▶ BEST AND FINAL OFFERS INVITED BY 12.00 NOON ON FRIDAY 27TH AUGUST 2021
- ▶ Secure 0.39 Acre Site (0.158 ha)
- ▶ Approximately 5.5m eaves
- ▶ Established Industrial Estate with Good Transport Links to Motorway and Local Road Network



LOCATION

Wombwell is situated in the Dearne Valley approximately 4 miles to the south east of Barnsley Town Centre. The subject premises are situated on Valley Road within the Station Road Industrial Estate off the B6096 Station Road approximately 0.5 miles to the North East of Wombwell Town Centre. The estate is well located for access to the motorway network with the A1M and M1 motorways situated approximately 10 miles to the east and 5 miles to the west respectively via the Dearne Valley Parkway. Other notable occupiers nearby include Safestyle UK, BDB Dismantling, Cookes Fuels and Naylor Industries.

DESCRIPTION

The property comprises of a modern warehouse and offices with accommodation extending to a total of 5,944 sqft (552.21 sqm) of gross internal floor area set within a site extending to approximately 0.39 acres (0.158 ha).

The building is constructed with a steel portal frame with a height to eaves of approximately 5.5m clad with brickwork faced cavity walls and insulated metal profile cladding. Loading access is via a single electrically operated roller shutter door approximately 3.6m wide by 4.5m high. To the front of the warehouse building is a single story office and amenity block constructed with brick faced cavity walls surmounted by a flat mineral felted roof.

The site is surfaced in Tarmacadam and is bound by a secure palisade fence and security gates.

ACCOMMODATION

Area	SQ FT	SQ M
Warehouse	5,594	519.68
Office/Amenity Block	350	32.52
Total	5944	552

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate. The owners have not opted to tax.

RATING

Rateable Value £17,750

TERMS

The property is available freehold with vacant possession on completion.

SALE

£425,000 in excess of

LEGAL COSTS

Each party are to bear their own costs.

EPC

The property has an Energy Performance Asset Rating of 73 (C) and it expires on the 21st May 2029.

VIEWING AND FURTHER INFORMATION

Andrew Corbett

Tel: 01226 298456

andrew@smiths-surveyors.co.uk

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

