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FOR SALE

Modern Industrial / Warehouse Unit



Unit 5, Acorn House, Mitchells Enterprise Park, Bradbury Balk Lane, Wombwell, Barnsley, S73 8HR

- Guide Price : £360,000
- Established Industrial Estate
- Good transport links to Barnsley, Rotherham and Doncaster
- Good sized secure yard

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LOCATION

Wombwell is situated in the Dearne Valley approximately 4 miles to the south east of Barnsley town centre.

The premises are situated on the Mitchells Enterprise Park off Bradbury Balk Lane. 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 occupiers nearby include Billington Structures, Hoard-it, Onyx Conversions and Norvik.



DESCRIPTION

Modern workshop and offices constructed with a steel portal frame with a height to eaves of approximately 4.70 m clad with brick faced cavity walls and insulated metal profile cladding. To the front of the building is a Tarmacadam car park and to the rear a secure yard. Within the yard is a steel portal frame which provides additional accommodation when completed.

ACCOMMODATION

Description		Dimensions	
Ground floor	Workshop/reception/showroom/offices/kitchen/ store & WC	473.03 sq m	5092 sq ft
First floor	Offices/kitchen/toilet	86.47 sq m	931 sq ft
	Gross internal area	559.50 sq m	6022 sq ft
Site area		0.1914 ha	0.47 acres

SERVICES (not tested)

Mains water, gas and a 3 phase electrical supply are connected. The offices are heated via a gas central heating system with air conditioning to the first floor.

TENURE

Freehold with vacant possession.

RATING

Rateable Value £20,500
UBR £0.48

(Interested parties should confirm the details with the Local Rating Authority as rateable values can change and may be subject to transitional relief).

VAT

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

EPC

An Energy Performance Certificate is in the process of being prepared. Please contact the agents for further information.

VIEWING AND FURTHER INFORMATION

Andrew Corbett
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IMPORTANT

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