

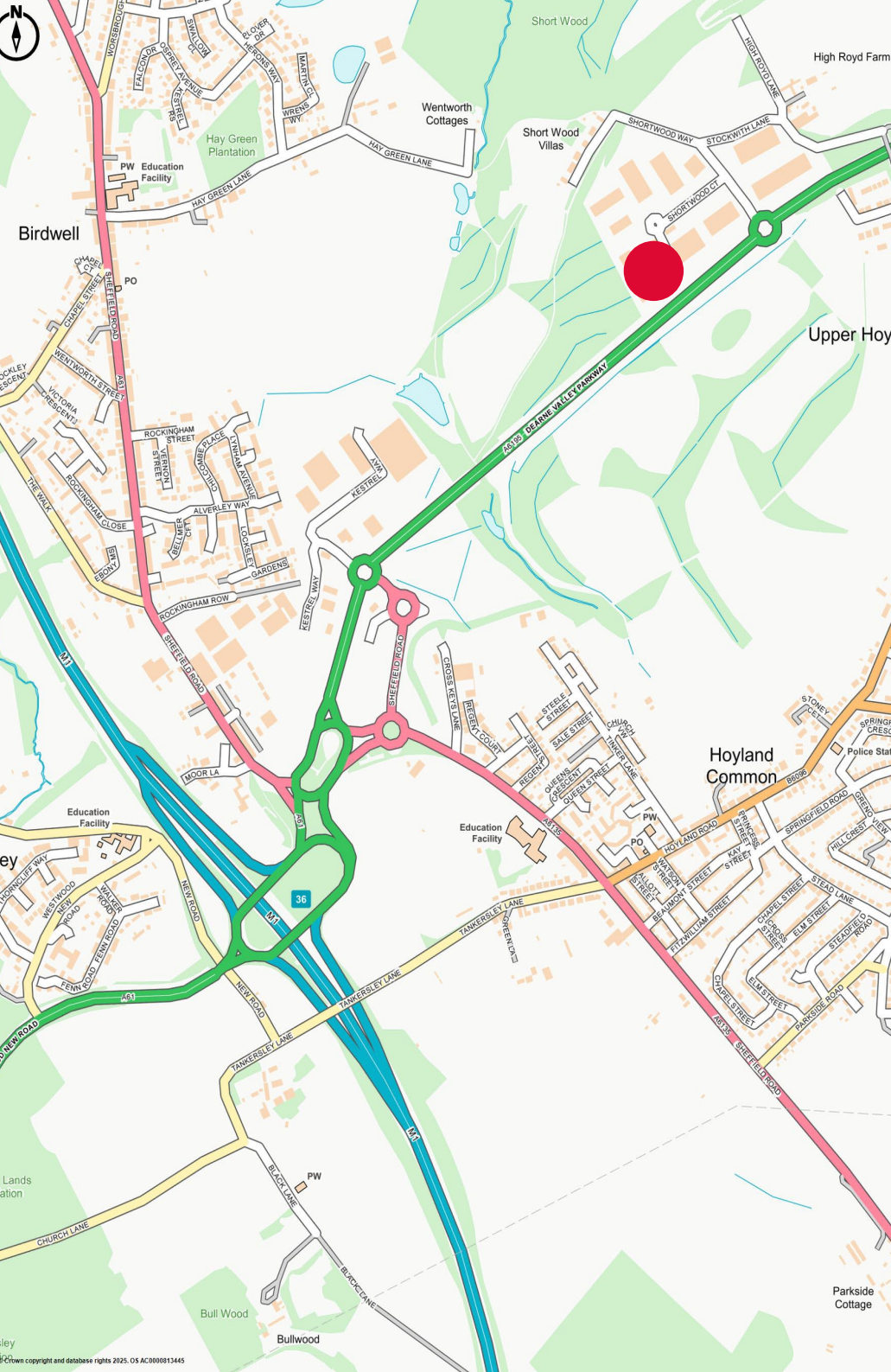
To Let.

Detached Modern Industrial / Warehouse Unit with Immediate Access to J36 of the M1.



Unit 4 Shortwood Business Park, Shortwood Court, Barnsley, S74 9LH.

The premises extend to 10,868 sq ft (1,009.65 sq m).



Location.

Unit 4 Shortwood Business Park forms part of Shortwood Business Park, Barnsley. Shortwood Business Park is ideally located just off the A6195 Deane Valley Parkway. Junction 36 of the M1 Motorway is 1 mile to the west providing immediate access to the regional motorway network.

The surrounding area is an established commercial location, which has seen significant development over recent years. Occupiers in the area include DHL, TVS, The Environment Agency, Talurit and Lucy & Yak, Toolstation and Howden. The area is also well served with amenities, occupiers include BP, Costa, McDonalds, Starbucks, Greggs and TacoBell.

Description.

This available accommodation comprises a modern detached industrial warehouse with two-storey office and staff facilities. The unit is constructed of steel portal frame, with part clad, part brick elevations, set beneath a pitched clad roof incorporating transparent roof lights.

Externally, the premises are set within a good sized secure site with dedicated car parking and loading. The site is fenced with gated access. The property includes the following specification:

- Detached unit with profile clad and brick built elevations
- 7.17m eaves
- Good quality fitted office accommodation, arranged over two floors
- Staff facilities and WC's
- Lighting throughout
- Gas fired blow heaters
- 2X full height roller shutter loading door
- Small mezzanine floor adjacent to the offices
- Connections to all mains services

Subject to Contract.

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Ground Floor Warehouse and Office	928.81	9,998
First Floor Office	80.84	870
Total	1,009.65	10,868
Mezzanine	28.19	310

Quoting Rent.

Rent upon application.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

The current rateable value is £46,250.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of B44.

Due Diligence.

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

VAT.

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

Costs.

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



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated June 2025. Photographs dated June 2025.

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