



### Modern Industrial / Warehouse Unit

Unit 21, Shortwood Business Park, Shortwood Way,  
Barnsley, S74 9LH, Junction 36 M1

### To Let

- 8,971 sq ft (833.4 sq m)
- 1 mile from Junction 36 of the M1 Motorway
- 5.5m eaves
- Fitted office accommodation arranged over two floors.
- Lighting to the warehouse
- Connection to all main services

**0114 2729750**

Fountain Precinct, 7<sup>th</sup> Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

The available accommodation forms part of Shortwood Business Park, ideally located 1 mile from Junction 36 of the M1 Motorway. The site is accessed via the Dearne Valley Parkway (A6195), the main arterial route from Junction 36 of the M1 Motorway into the Dearne Valley area of Rotherham.

## Description

Unit 21 forms an end terraced unit and is finished to a modern specification to include the following:-

- Steel portal frame construction
- 5.5 m eaves
- Good sized loading / car parking area
- Full height roller shutter loading access
- Personnel entrance
- Office accommodation arranged over two floors
- Lighting to the warehouse

## Accommodation

From the measurements taken on site, we understand that the accommodation provides the following gross internal floor areas:-

Description	Sq. M	Sq. Ft
Ground Floor Office	134.15	1,444
First Floor Office	134.15	1,444
Warehouse	565.12	6,083
<b>Total</b>	<b>833.4</b>	<b>8,971</b>

## EPC

B-41

## Terms

The accommodation is available to let.

## Rent

Upon application.

## Business Rates

The premises have a RV of £37,250

Rates payable for 2018/19, 49.3p in the pound.

Interested parties should verify the rates payable with the local rating office.

## VAT

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

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Please contact agent:-

Rebecca Schofield - Knight Frank LLP  
Tel – 0114 2729750  
[Rebecca.schofield@knightfrank.com](mailto:Rebecca.schofield@knightfrank.com)

Brochure: 9 January 2019

Photograph: 8 January 2019

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