



**Self-contained industrial/trade/retail
warehouse premises**

Unit 4 Stairfoot Business Park, Stairfoot, Barnsley, S70 3PA

To let

- Comprising a total of 41,053 sq ft
- Generous car park and loading area
- Located close to the established Barnsley Trade Park
- Close proximity to the motorway
- Available by way of lease assignment/sublet

0114 2729750

Fountain Precinct, 7th Floor, Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is situated within the established Stairfoot locality of Barnsley, to the east of the city centre, located some 2 miles way.

The property fronts Bleachcroft Way and is then accessed via Barnsley ring road which provides good onward connectivity to the motorway and Barnsley town centre, all in close proximity.

Nearby occupiers include B&M, Dunelm Mill, Jewson, MacDonalds, Screwfit and Aldi to name but a few.

Description

The property comprises an industrial/warehouse unit having open clear span warehousing and trade counter with associated WC's and staff facilities.

There is a ground level roller shutter door providing access for deliveries in addition to a large secure yard to the side of the premises.

The internal configuration comprises racking and open span warehousing which can be left in situ or removed as required.

Accommodation

We understand the property has a Gross internal area of 41,053 sq ft (3,813.95 sq m)

Terms

The property is available by way of lease assignment or sublet, further information available on request.

EPC

The property has the following EPC rating:

C 75

Planning

We understand that the property has a sui generis Retail Warehouse class planning use.

We understand that alternative uses may be considered. Interested parties are advised to make their own enquiries.

Legal Costs

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

VAT

All figures quoted exclude VAT at the prevailing rate where applicable.

Further Information and Viewings

Please contact the sole agents:

Ben White
0114 2729750
ben.white@knightfrank.com

Brochure: July 2018
Photograph: July 2018

Important Notice

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