

UNIT 2, GATEWAY 36

M1 Junction 36, Barnsley, S74 0FP



Key Highlights

- 50,255 sq ft
- Grade-A specification with excellent sustainability credentials
- 2 Loading doors and 4 Dock level doors
- Large secure yard and loading areas
- Prime industrial and logistics location in Barnsley
- 11m Eaves height
- 40m Yard depth
- 47 Car parking spaces

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Description

Unit 2 is built as a single unit of 50,255 sq ft with 11m eaves height and grade A specification with excellent sustainability credentials. The unit has 2 loading doors and 4 dock level doors. The property has a large secure yard and loading areas with 40m yard depth, 47 car parking spaces and 9 EV charging points. Unit 2 is now the last remaining unit at Gateway 36 with Unit 1 let to Dunelm and Unit 3 let to Lucy & Yak.

Location

Gateway 36 is in prime industrial and logistics location in Barnsley immediate access to J36 of the M1 motorway with access to Sheffield (10miles), Leeds (26 miles) and Manchester (37 miles).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	50,255	4,668.84	Available
Total	50,255	4,668.84	

Viewings

All inspections are to be arranged through Savills and are strictly by appointment only.

Terms

The units will be available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Further details are available on request by contacting the joint agents.

VAT & Legal Costs

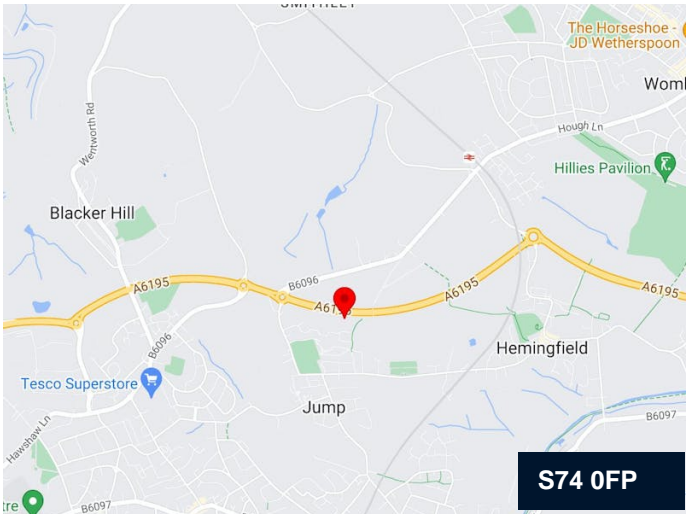
VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.

Rates

Tenants will be responsible for payment of business rates and an annual service charge.

Business Rates

N/A



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