



TO LET

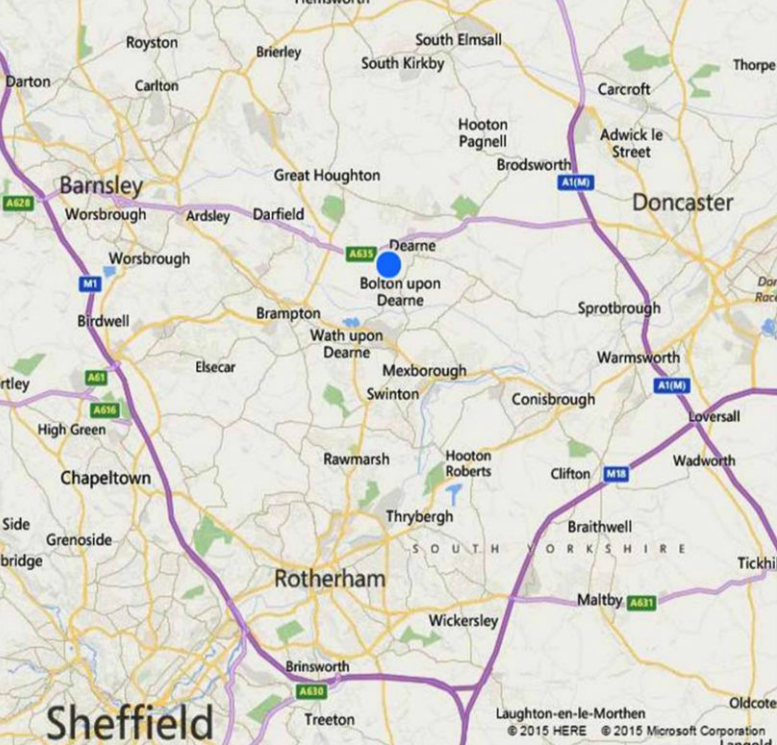
GOLDTHORPE INDUSTRIAL ESTATE

COMMERCIAL ROAD, GOLDTHORPE, SOUTH YORKSHIRE, S63 9BL



- Mains services including 3 phase electricity
- Fenced and gated site
- Close to M1/A1(M) Dearne Valley link road
- Range of flexible tenancy agreements
- Quick completions often available

WORKSHOP / INDUSTRIAL UNITS
527 sq ft TO 2,712 sq ft (49 sq m to 252 sq m)



TRAVEL DISTANCE

	Miles	Mins	Car
Barnsley	8	20	Car
Rotherham	9	19	Car
Doncaster	9	21	Car
Sheffield	19	38	Car
Leeds	33	43	Car

Source: theAA.com

GOLDTHORPE INDUSTRIAL ESTATE

COMMERCIAL ROAD, GOLDTHORPE, SOUTH YORKSHIRE



DESCRIPTION

25 units set out in 5 terraced blocks around shared service yards with forecourt parking. The units are of steel portal frame construction with brick/block walls with profiled insulated metal cladding and mono-pitch insulated profiled sheet roofs incorporating translucent rooflights.

Subject to availability units can be combined to create larger floorplates.

SPECIFICATION

- Sectional or Roller Shutter loading doors
- Separate personnel entrance doors
- Mains water, gas and 3 phase electricity
- Reinforced concrete floors
- Fenced and gated site

EPC

The EPC ratings on this site range between D76 and D100

LOCATION

Goldthorpe Industrial Estate is located on Commercial Road, which is accessed from Highgate Lane or from the A635 at the junction with Dudley Drive. The A635 links with the M1 to the west and with the A1(M) to the East.

TERMS

- Range of flexible agreements available
- Rent payable monthly by direct debit
- Tenant repairs and decorates the interior (inc doors and windows)
- Landlord repairs and decorates the exterior
- A deposit is payable along with the first rent on completion
- An administration fee of £150 is payable on completion

VIEWING / FURTHER INFO

Please contact us to arrange viewing



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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