



£840 Per Month
Springvale Road

Grimethorpe, Barnsley, S72 7BF

PROPERTY SUMMARY

Grove Park is a high-quality industrial development situated in a prime strategic location between Leeds, Sheffield, Barnsley and Doncaster, offering excellent connectivity via Junction 37 of both the A1(M) and M1, and easy access to the wider national motorway network. The site comprises three detached blocks of 17 modern single-storey units, constructed to a high specification. This particular unit extends to approximately 1,100 sq ft and provides versatile space ideal for a range of industrial or commercial uses. It is particularly well suited to a start-up business looking to establish itself, or an expanding business seeking to grow within a well-connected and professional environment. The unit benefits from a 4.5m haunch height, 75 kN per sq m floor loading, electric roller shutter door access, integral office accommodation and WC facilities. Externally, there is a service yard, allocated car parking, security lighting and landscaped grounds, with 20% rooflights providing excellent natural light, together with both internal and external CCTV coverage. For further information or to arrange a viewing please visit www.psbarnsley.co.uk or telephone 01226 771333.

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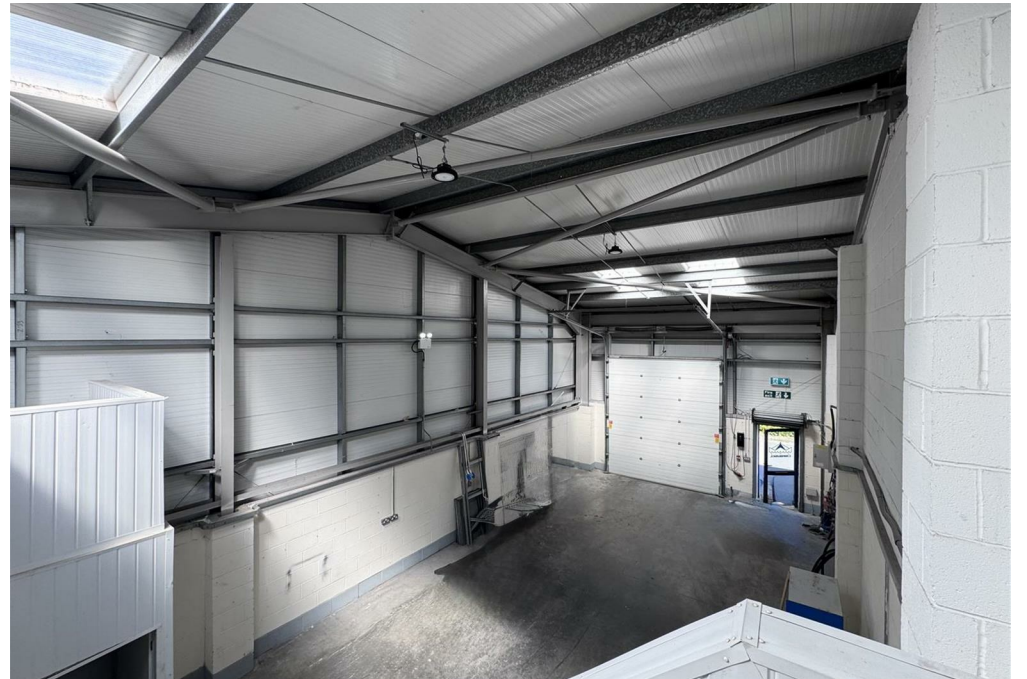
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LOCAL AUTHORITY


Barnsley MBC

EPC RATING:**COUNCIL TAX BAND**

Exempt

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

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OFFICE DETAILS

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