



WORTLEY COURT



INDUSTRIAL UNITS
TO LET
2390-3650 sq.ft.

**FALL BANK INDUSTRIAL ESTATE,
DODWORTH, BARNSELY, S75 3LS**

For further information
please contact

**CHRIS
ROWLANDS
& CO**
01226 791984
www.chrisrowlands.co.uk

With its excellent communications network, being just off Junction 37 of the M1 motorway, Fall Bank Industrial Estate is one of the premier industrial locations in Barnsley. In recent times companies such as Koyo Bearings, JDF Transport and Galpharm Pharmaceuticals have recognised the strategic importance of the location which is now further enhanced by the construction of the Dodworth bypass. Many new businesses are moving into the area due to the high levels of investment and development taking place in the locality.

Wortley Court is a development of seven industrial buildings constructed to a high standard with associated tarmacadam car parking and service areas. Ranging in size from 2,390sq.ft. to the largest units of 3,650 sq.ft., which can be combined to provide 7,300 sq.ft., each features

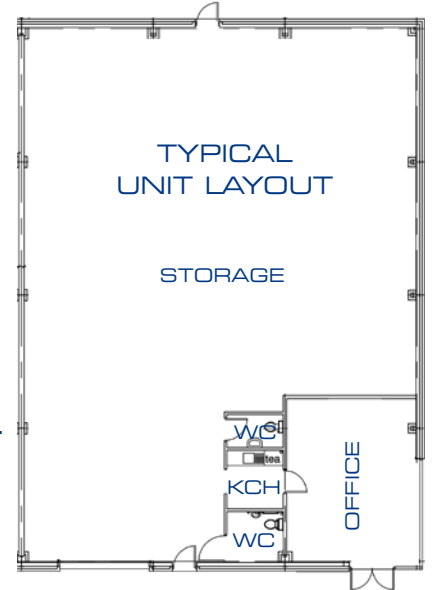
- Entrance area with feature cladding and aluminium framed double glazed windows.
- Carpeted and heated office with suspended ceiling and recessed lighting.
- Mezzanine storage over
- Electric goods / vehicular doors

Services

Mains gas, water, telephone and three phase electric are connected. Broadband is available.

Lease Terms

Each unit is offered on tenants full repairing and insuring terms for a term of, ideally, not less than five years.

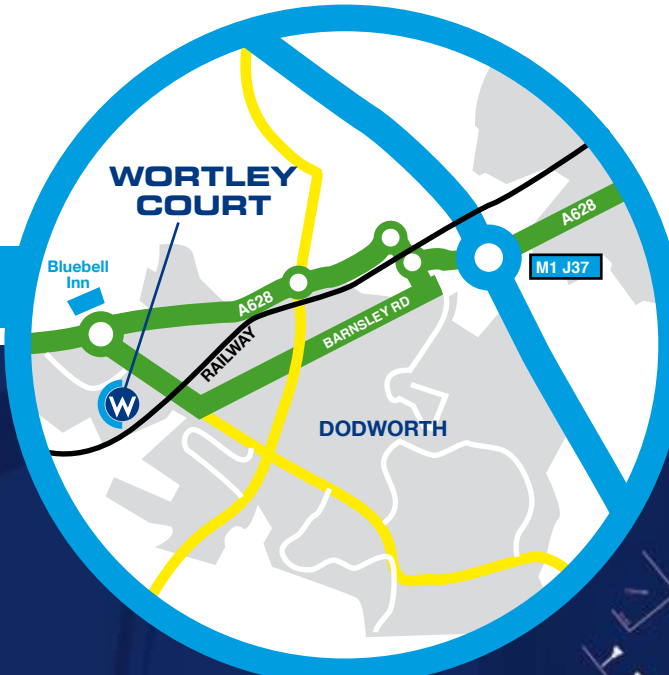


Development by: WORTLEY DEVELOPMENTS
 UNIT 1 WORTLEY COURT,
 FALL BANK INDUSTRIAL ESTATE,
 DODWORTH,
 BARNSELY, S75 3LS

Tel: 01226 288331
 Email: wortleygroup@btconnect.com



WORTLEY
 DEVELOPMENTS



- **UNIT 1** - 2410 sqft
- **UNIT 2** - 2390 sqft
- **UNIT 3** - 2410 sqft
- **UNIT 4** - 3650 sqft
- **UNIT 5** - 3650 sqft
- **UNIT 6** - 3455 sqft
- **UNIT 7** - 3455 sqft

