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## WORTLEY COURT

FALL BANK INDUSTRIAL ESTATE

DODWORTH, BARNSELY, S75 3LS

TO LET

NEW INDUSTRIAL  
UNITS 2390 to 3650 sq ft



### LOCATION

Fall Bank Industrial Estate at Dodworth, Barnsley is one of the premier industrial locations in Barnsley. It is within one mile of Junction 37 of the M1 Motorway and benefits from the development of the Dodworth by-pass. In recent years companies such as Koyo Bearings, JDF Transport, Goldcrest Chemicals and Galpharm Pharmaceuticals have recognised the strategic importance of the location. Many new businesses are moving into the area due to the high levels of investment and development taking place in the locality.

### DESCRIPTION

Wortley Court is a development of seven industrial buildings comprising a range of self contained workshops built to a high standard with associated car parking and a tarmacadam forecourt and yard area.

They are constructed in two blocks of two semi detached industrial buildings and one terrace of three units.

Units are steel framed with brick/block infill walling, power float concrete floor, steel profile roof sheeting and cladding. There is a separate pedestrian door and a goods/vehicular door to each unit. Mezzanine storage with steel staircase and balustrade is provided above the office.

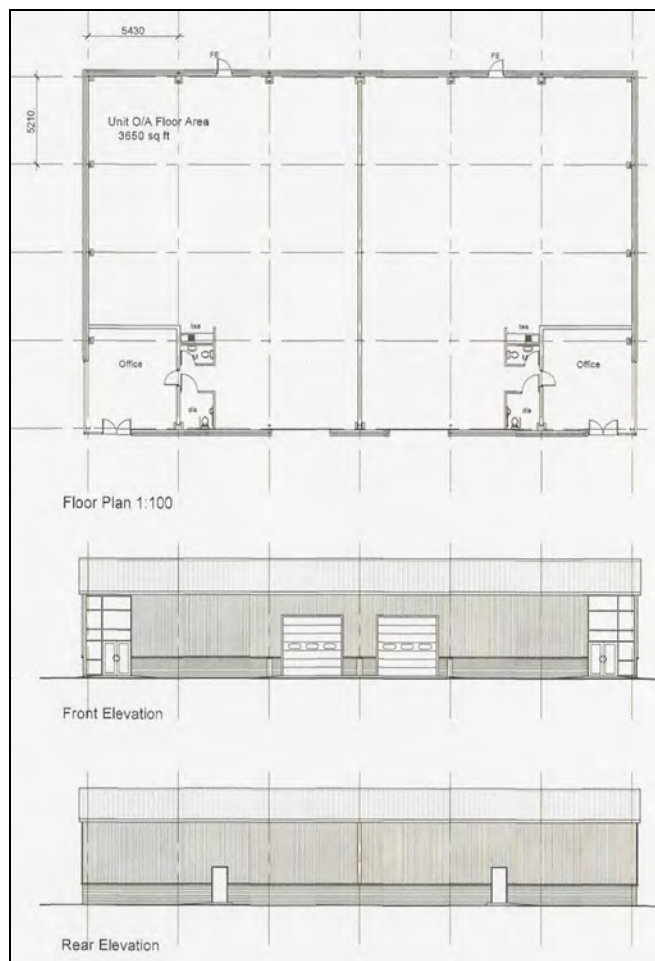
Offices have electric heating. WC facilities are provided.

## LEASE TERMS

Ideally each unit will be let for a period of not less than five years on Full Repairing and Insuring terms although more flexible terms will be considered.

## RENTS (Subject to Confirmation and Availability)

<u>Units</u>	<u>Size (Sq Ft)</u>	<u>Rent per annum</u>	<u>Status</u>
1	2410		Let
2	2390	£13,000	Available
3	2410		Let
4	3650		Let
5	3650		Let
6	3455		Let
7	3455		Let



## VIEWING

For current availability contact Chris Rowlands & Co. 01226 791984 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

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1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
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7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.