

# STRAFFORD INDUSTRIAL PARK FOR SALE OR TO LET

GILROYD LANE, DODWORTH, BARNSLEY, S75 3EJ



Boylin Commercial



## STRAFFORD INDUSTRIAL PARK

Previously a mining site, Trafford Industrial Park has been developed into various size industrial units and compounds to serve a variety of uses.

Conveniently located with good access roads just 5 minutes from Barnsley Town Centre and within easy reach of both junctions 36 & 37 of the M1 in a semi-rural setting.

# SITE INFORMATION

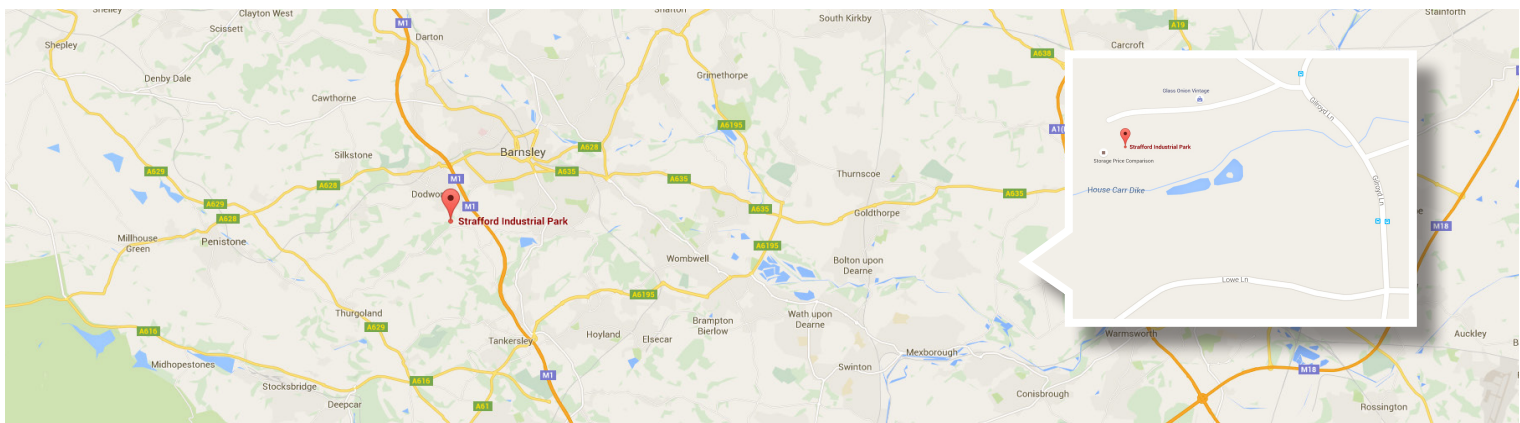
<b>Rates</b>	Units are individually assessed and you are advised to contact Barnsley Metropolitan Borough Council
<b>Tenure</b>	The units are available to purchase on a freehold basis or alternatively to let on terms to be agreed.
<b>VAT</b>	Vat is payable on rent and sales prices
<b>Legal Costs</b>	Each party to bear their own legal costs

## STRAFFORD INDUSTRIAL PARK: Gilroyd Lane, Dodworth Barnsley, S75 3EJ



Unit	Size / Description
1	3,200sq ft Commercial Unit
2	1,853sq ft Commercial Unit
3	1,863sq ft Commercial Unit
4	1,856sq ft Commercial Unit
5	3,753sq ft Commercial Unit
6	3,745sq ft Commercial Unit
7	5,000sq ft Yard
8	9,000sq ft Commercial Unit
9	9,000sq ft Commercial Unit
10	11,000sq ft Commercial Unit
11	9,000sq ft Commercial Unit
12	35,000sq ft Storage Yard

# LOCATION



**Boylin Commercial**

Owned and managed by Boylin Commercial  
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www.boylincommercial.com

### Misrepresentation Act 1967:

**J W Boylin Group for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:**

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact.
3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither J W Boylin Group nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property.
5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

### Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:

Every reasonable effort has been made by J W Boylin Group to ensure accuracy and to check the facts contained in these particulars are complete.

Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.