

MI J37

# TO LET

High Specification  
Warehouse / Distribution  
Facility.

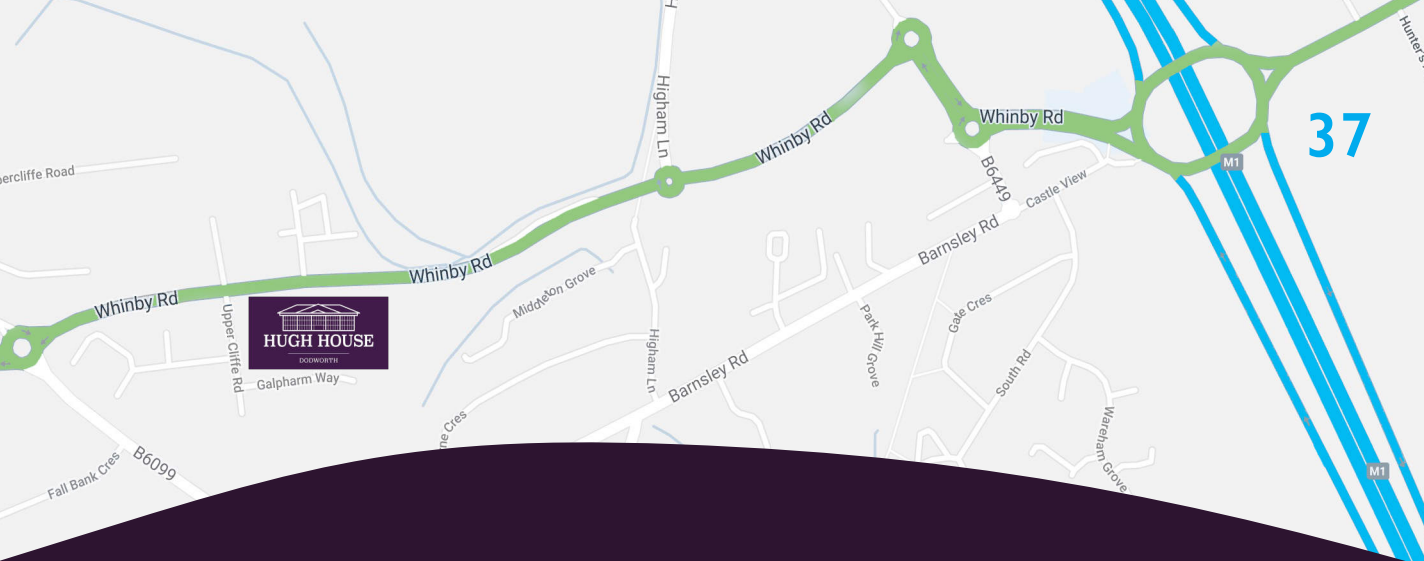
Approx. 60,000 - 93,590 sq. ft.  
(5,574 - 8,694 sq. m.)

Hugh House  
Galpharm Way  
Dodworth  
Barnsley  
S75 3SP

- Fully racked providing 8,528 pallet positions
- Located ½ mile from Junction 37 of the M1 Motorway
- Eaves height up to 11.3 metres
- Headquarter style offices of up to 16,500 sq. ft
- Multiple loading doors and separate car parking



**HUGH HOUSE**  
DODWORTH



The property is situated on the established and popular Dodworth Business Park, which is strategically located within 1/2 mile of Junction 37 of the M1 Motorway and circa 2 miles from Barnsley Town Centre.

The property itself is accessed off Upper Cliffe Road, which leads directly onto Junction 37 of the M1 Motorway via Barnsley Road (A628)



- Fully racked providing 8,528 pallet positions
- Eaves height up to 11.3 metres
- Headquarter style offices of up to 16,500 sq. ft
- Multiple loading doors
- Separate car parking with 54 demised spaces
- Dedicated laboratories

The property provides a modern detached warehouse / distribution facility set within a landscaped environment, with two-storey headquarter style office accommodation.

The property benefits from the following specification:

Accommodation	Sq.M.	Sq.Ft.
Warehouse	7,166.91	77,145
Ground Floor Offices	759.19	8,172
First Floor Lab Space	239.68	2,580
First Floor Offices	528.89	5,693
<b>Total</b>	<b>8,694.67</b>	<b>93,590</b>
Mezanine	445.31	4793





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### Terms

The property is available by way of a new full repair and insuring lease for a term to be agreed.

Further details including the rent are available upon application.

### Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in connection with the completion of the lease.

### Viewing

By prior appointment with the joint agents.



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