

**FOR SALE/TO LET**

**82,836 SQ.FT (7,695 SQ.M)**



**QUALITY INDUSTRIAL FACILITY**

**AVAILABLE FOR PRODUCTION AND/OR DISTRIBUTION**

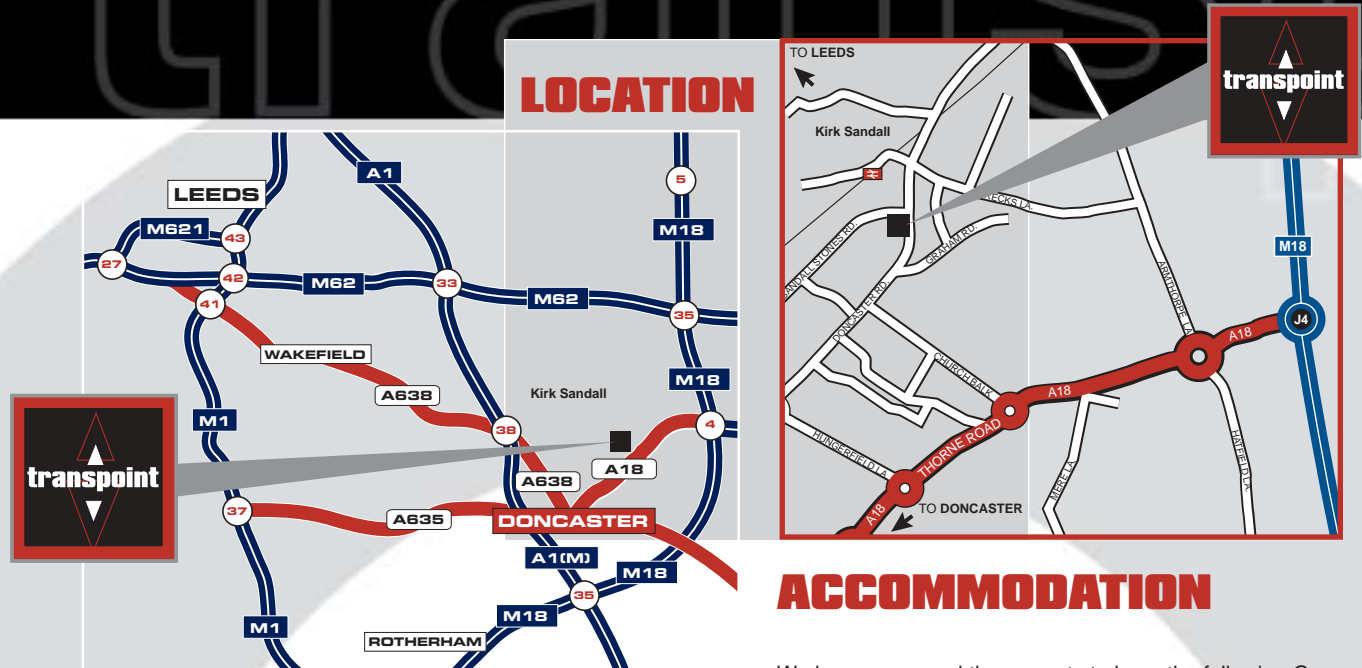
**(3 MILES FROM JUNCTION 4 M18)**



## THE BUILDING

Transpoint comprises a detached industrial/warehouse facility constructed in stages as a distribution and packaging facility. The building provides good quality accommodation and includes the following:

- Minimum 6m eaves height
- Site area 1.64 Ha (4.07 acres)
- 7 docks/1 level access doors
- Two storey office accommodation
- Secure yard area.
- Expansion capability
- Car Parking



## ACCOMMODATION

We have measured the property to have the following Gross Internal Area:

| Area               | Size (Sq M)     | Size (Sq Ft)  |
|--------------------|-----------------|---------------|
| Warehouse          | 6,534.5         | 70,339        |
| Offices (2 storey) | 1,160.9         | 12,497        |
| <b>Total</b>       | <b>7,695.46</b> | <b>82,836</b> |

Transpoint is situated at the intersection of the Sandal Stones Road and Doncaster Road approximately 3 miles from Junction 4 M18 via the Thorn Road (A18).

The property is close to the established Kirk Sandall Industrial Estate which is sign posted from the A638 Wheatley Hall Road.

## TERMS

Transpoint can either be purchased freehold or leased on full repairing and insuring terms.

**MISREPRESENTATION ACT** Jones Lang LaSalle for themselves and for the lessors/sellers of this property for whom they act, give notice that: i) these particulars are a general outline only, for the guidance of prospective tenants, and do not comprise the whole or any part of an offer or contract; ii) Jones Lang LaSalle cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents quoted in these particulars may be subject to VAT in addition; iv) Jones Lang LaSalle will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation unless otherwise stated as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.

DESIGNED AND PRODUCED DS.EMOTION JULY 2001

## VIEWING

For further information on quoting terms or arranging viewing of Transpoint contact below-



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