

Carlton Industrial Estate

Albion Road Barnsley S71 3HW

Warehouse | 1,611 – 6,626 ft²



Roller shutter doors



Ample car parking spaces



Three-phase power



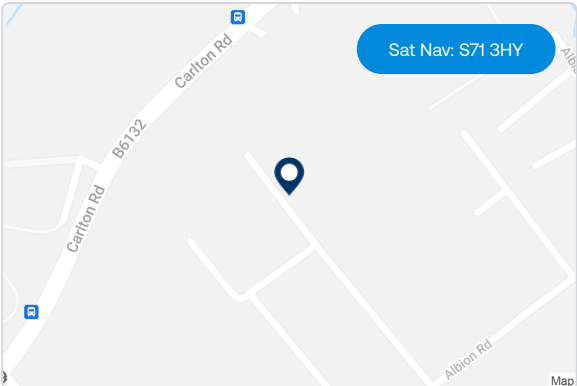
24-hour access



To be refurbished

Available to Let

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Description

Carlton Industrial Estate comprises a range of small industrial units which are arranged in a terrace and enjoys a large, shared yard for ease of access. Each unit benefits from a 3m roller shutter door, personnel entrances, toilets, and a dedicated yard/parking area.

Location

These units are located approximately 2 miles north of Barnsley town centre, with excellent connection links to the M1 (J37 & J38) and the A1M (J38)

Further information

EPC Unit 11 - C Unit 85 - D	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 11	Warehouse	5,015	Immediately	3,552
Unit 85	Warehouse	1,611	Under offer	POA
Total		6,626		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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