

Carlton Industrial Estate

Albion Road Barnsley S71 3HW

Warehouse | 5,015 ft²



Roller shutter doors



Ample car parking spaces



Three-phase power



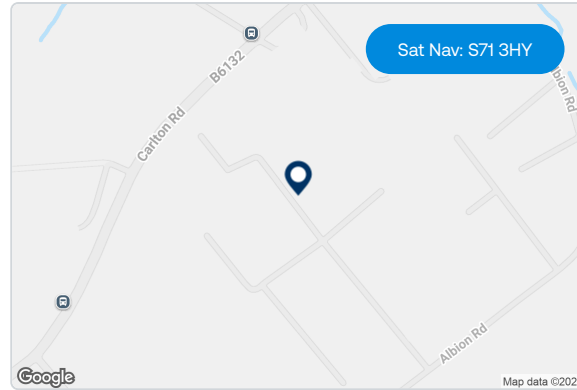
24-hour access



To be refurbished

Available to Let





Description

Detached warehouse offering 5,015 sq ft of flexible space. It features a ground floor roller shutter door with a 4m height clearance and a maximum roof eaves height of 5.5m, suitable for a variety of industrial uses.

The unit includes yard space to the front, providing plenty of parking and easy access. Inside the unit benefits from LED lighting and three-phase power. The building is constructed with a steel portal frame, blockwork walls, and profile metal cladding for durability. Additionally, the office windows and doors are fitted with roller shutters for enhanced security.

Further information

EPC
Unit 11: C,

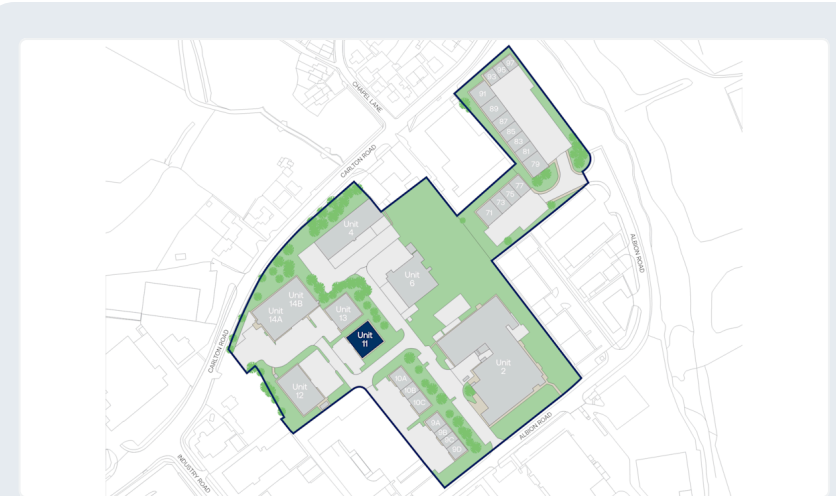
Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

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)



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 11	Warehouse	5,015	Immediately	3,552
Total		5,015		

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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Mileway

Charles Chilufya
yorkshire@mileway.com
0113 8683776

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