

# Carlton Industrial Estate

Albion Road Barnsley S71 3HW

Warehouse | 5,015 ft<sup>2</sup>



Roller shutter doors



Ample car parking spaces



Three-phase power



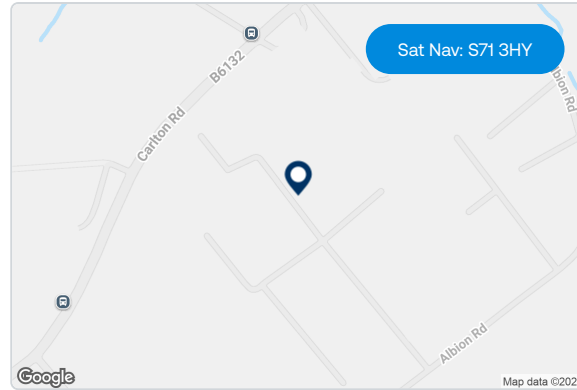
24-hour access



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.

## 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,

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

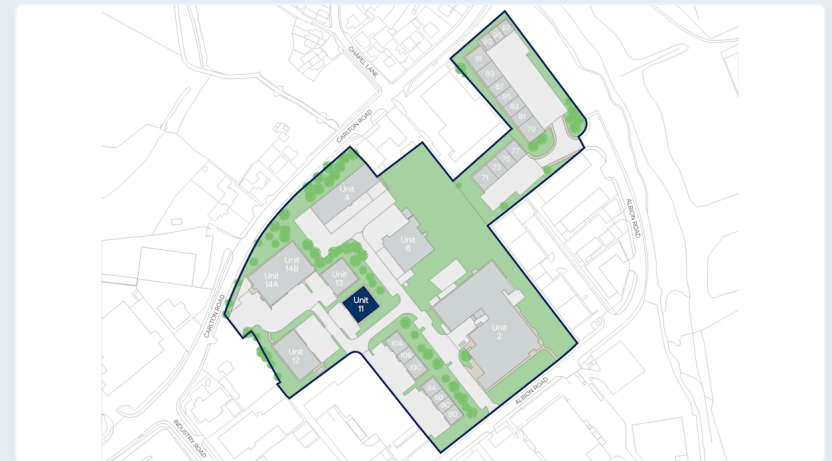
**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

# Mileway

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 11	Warehouse	5,015	Under offer	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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