

Carlton Industrial Estate

Albion Road Barnsley S71 3HW

Warehouse | 1,014 - 1,614 ft²



Roller shutter doors



Ample car parking spaces



Three-phase power



24-hour access



3.5m eaves height

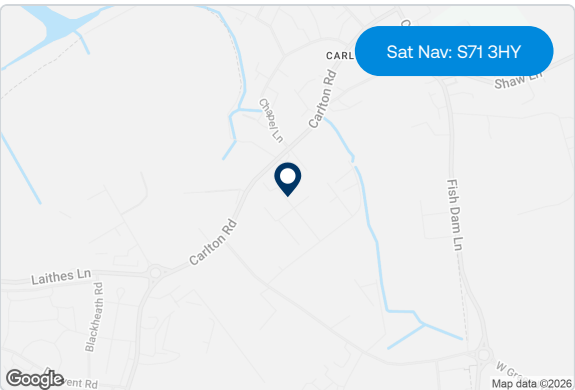


Office space

Available to Let



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Location

Carlton Industrial Estate is a well-established and popular business park in Barnsley, located just 4 miles from Junction 31 of the M1, offering a mix of terraced and detached open-plan industrial units with ancillary office accommodation, fitted kitchenette and staff welfare facilities; each unit provides secure access via a roller shutter plus a separate personnel entrance, and benefits from a secure yard, perimeter fencing and shared on-site parking, making it ideal for light industrial, manufacturing, storage and distribution occupiers seeking a convenient, well-connected site. Unit 9D has 3.5 m eaves and a roller shutter measuring 2.6 m wide x 3.0 m high; Unit 83 has a 4m eaves and a roller shutter measuring 3.6m wide x 3.7m height; Unit 95 has 3.5 m eaves and a roller shutter measuring 2.5 m wide x 2.6 m high.

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 9D	Warehouse	1,501	Immediately	1,188
Unit 83	Warehouse	1,614	Immediately	1,278
Unit 95	Warehouse	1,014	Immediately	803
Total		4,129		

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.

Further information	EPC Unit 9D: D, Unit 83: C, Unit 95: 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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Book a viewing

Mileway

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