

# Mitchells Enterprise Centre

Wombwell, Barnsley, S73 8HR

Warehouse | 1,481 ft<sup>2</sup>



Three-phase power



Roller shutters



Car parking



24 hour access



Eaves height 4m

Available to Let



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## Description

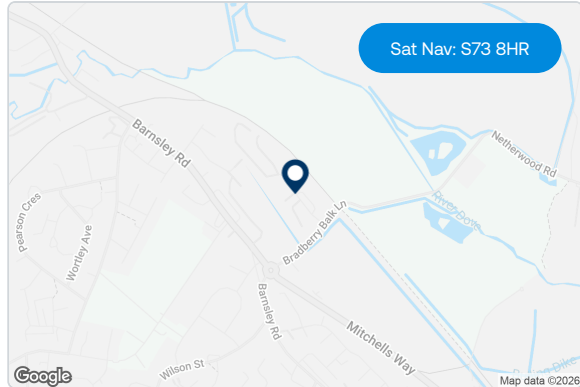
The property comprises a small modern industrial estate, constructed in the 1990's to form a terrace of units with a large open servicing and parking area. The units are constructed with a steel portal frame complete with part brick/block walls and pitched roof with profile metal sheets. Unit 2 benefits from an eaves height of approximately 4 metres, three-phase electricity, LED lighting, separately metered gas and water.

## Further information

**EPC**  
EPC is available upon request.

**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

The estate is located in Wombwell approximately 3.7 miles to the south-east of Barnsley and 10 miles north of Sheffield. J36 of the M1 motorway lies approximately 2.8 miles to the south west of the property via the A6195. The property is situated within an established industrial estate and is accessed via a service road leading off Bradberry Balk Lane.



## Accommodation:

Unit 1: Prices are valid for 2026

| Unit   | Property Type | Size (sq ft) | Availability | EPC |
|--------|---------------|--------------|--------------|-----|
| Unit 2 | Warehouse     | 1,481        | Under offer  | B   |
| Total  |               | 1,481        |              |     |

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

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