

Carlton Industrial Estate

Albion Road Barnsley S71 3HW

Warehouse | 1,614 - 5,015 ft²



Roller shutter doors



Ample car parking spaces



Three-phase power



24-hour access

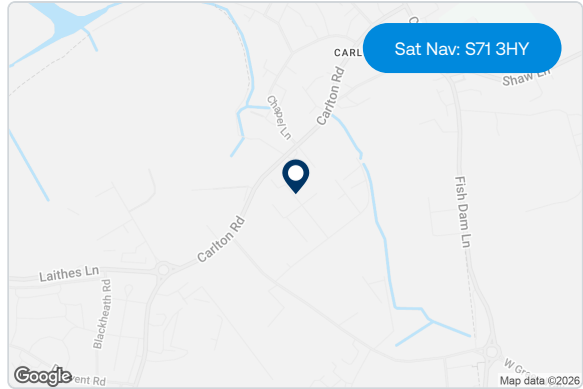


Office space

Available to Let



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Description

Carlton Industrial Estate is a well-established and popular business park offering a mix of terraced and detached open-plan industrial units.

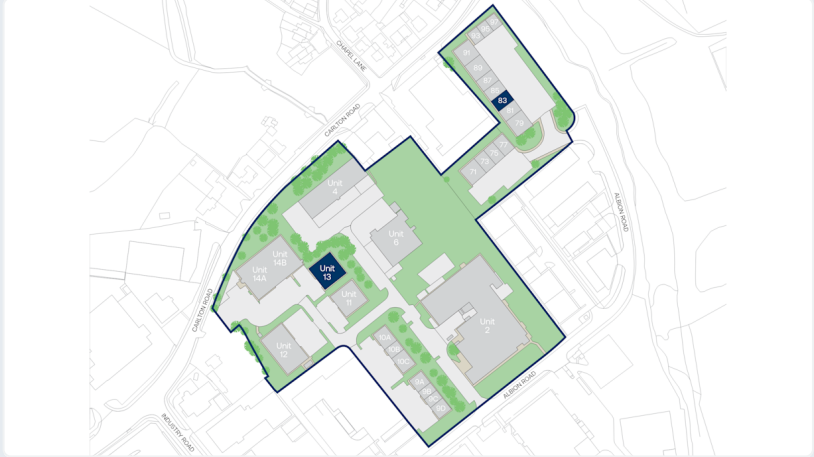
Unit 13 provides approximately 5,015 sq ft of practical warehouse space with maximum roof eaves of 7m. The unit benefits from office space, ground-level roller shutter door with 4m height clearance and ample on-site parking.

The yard to the front provides plenty of parking and easy access. Internally, the space is fitted with LED high-bay lighting and three-phase power. The building is constructed with a steel portal frame, blockwork walls and profile metal cladding for durability, delivering a robust building. Additional features include an office/reception, kitchenette, WC and utility room.

Unit 83 extends to 1,614 sq ft and comprises predominantly open-plan warehouse accommodation. The unit features a 4m eaves height, roller shutter door (3.6m wide by 3.7m high), together with ancillary WC and kitchenette facilities.

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 (£)	EPC
Unit 13	Warehouse	5,015	Immediately	3,552	E
Unit 83	Warehouse	1,614	Under offer	1,278	C
Total		6,629			

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
EPC is available upon request.

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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