Carlton Industrial Estate

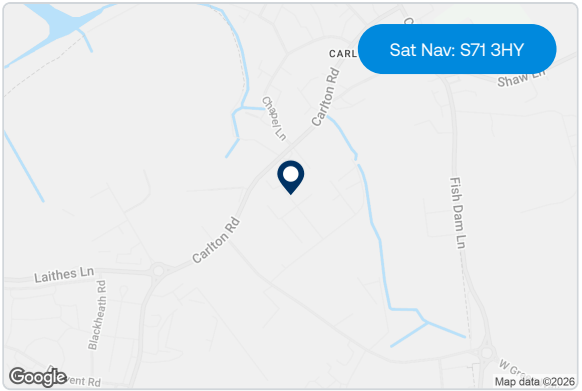
Albion Road Barnsley S71 3HW

Warehouse | 5,015 ft²

- Roller shutter doors
- Ample car parking spaces
- Three-phase power
- 24-hour access
- Office space







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.

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
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.

Book a viewing

Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 13	Warehouse	5,015	Immediately	3,552	E
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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