

INDUSTRIAL

Unit 2, Industry Road, Carlton Industrial Estate, Barnsley, South Yorkshire, S71 3PQ

£22,500 Per annum exclusive

- ▶ Prominent roadside position
- ▶ Good quality offices and showroom
- ▶ 4m eaves
- ▶ 4,924 sqft (457.40 sqm)

LOCATION

Barnsley has an urban population of approximately 245,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The Carlton Industrial Estate is situated approximately 3 miles to the north east of Barnsley town centre. The subject premises are located on Industry Road close to the junction with the B6132 Carlton Road. Other notable occupiers nearby include Gist Ltd, The Italian Granite Company, Royston Windows, The Rack Group, Motus and Glass Recycling UK.

DESCRIPTION

The property consists of a modern industrial unit with an eaves height of approximately 4 m clad with a combination of metal profile cladding and brickwork. To the front of the building is a showroom with ancillary offices.

ACCOMMODATION

Area	SQ FT	SQ M
Showroom/Offices	4,924	457.44
Total	4924	457.44

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

RATING

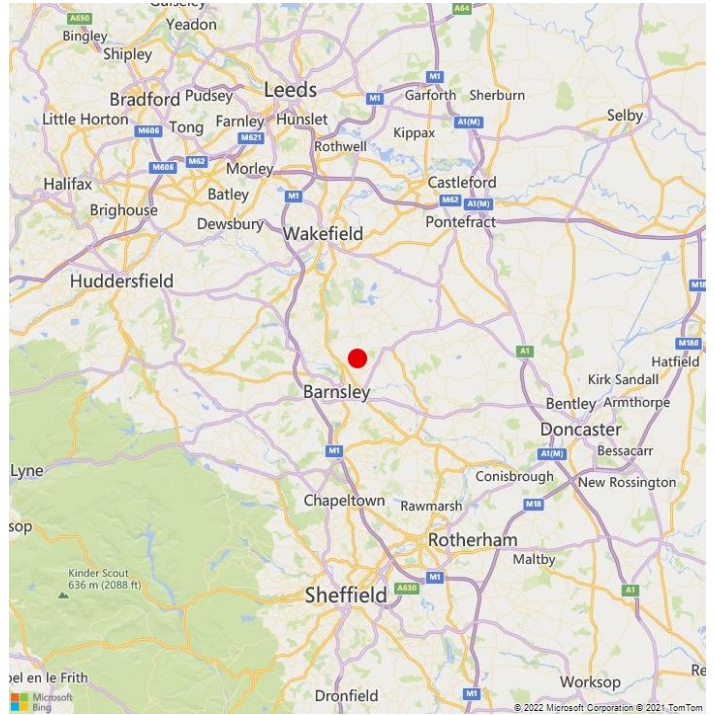
The property is awaiting reassessment following a change in the floor areas.

TERMS

The property is available by way of assignment or sub-lease. The lease is for a term expiring on 31st August 2032 with a tenant option to break on 1st September 2027.

RENT

£22,500 Per annum exclusive



LEGAL COSTS

Each party are to bear their own costs.

EPC

EPC Rating - 81 (D) Expires May 2028.

VIEWING AND FURTHER INFORMATION

Natalie Hood

Tel: 01226 298456

natalie@smiths-surveyors.co.uk

Emma Corbett

Tel: 01226298456

emma@smiths-surveyors.co.uk

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

