

# Carlton Industrial Estate Barnsley

Available to Let  
Warehouse  
1,012 - 3,473 sq ft ( 94 - 323 sq m )

Roller shutter doors



Ample car parking spaces



Three-phase power



24-hour access



4.41 m eaves height



# Carlton Industrial Estate

Albion Road Barnsley S71 3HW



## Description

Carlton Industrial Estate comprises a range of small industrial units which are arranged in a terrace and enjoys a large, shared yard for ease of access. Each unit benefits from a 3m roller shutter door, personnel entrances, toilets, and a dedicated yard/parking area.

## 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)

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## 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.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 91	Warehouse	2,461	229	Immediately
Unit 97	Warehouse	1,012	94	Immediately
Total		3,473	323	

**Mileway**