



Unit 5, Shawfield Road Carlton Industrial Estate, Barnsley S71 3HS

**FOR SALE**

Detached Industrial Warehouse Unit

**20,661 Sq Ft  
(1,919 Sq M)**



## DESCRIPTION

The subject property provides a detached industrial warehouse unit of steel portal frame construction which has been extended over the years. Internally, the warehouse comprises blockwork and profile metal clad elevations, concrete slab flooring, and an eaves height of 4.6m. Access to the warehouse is via 4x ground level roller shutter doors. The property benefits from a single storey office and welfare block including kitchen and office space. Externally, there is a secure dual access gated service yard and parking for 20 vehicles.

- ✓ Rare Freehold Industrial Opportunity
- ✓ Established Industrial Location
- ✓ Dual Access Gated Yard
- ✓ Multiple Loading Doors
- ✓ Eaves Height 4.6m



## LOCATION

The property is situated on the well-established Carlton Industrial Estate and is accessed via Shawfield Road. The estate is located 4.5 miles north east of Junction 37 of the M1 Motorway and is accessed via the A561. Barnsley town centre is located just 3 miles away from the subject property.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	19,521	1,813.63
Office / Storage and Welfare	1,140	105.96
<b>Total</b>	<b>20,661</b>	<b>1,919</b>

## VAT

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

## LEGAL COSTS

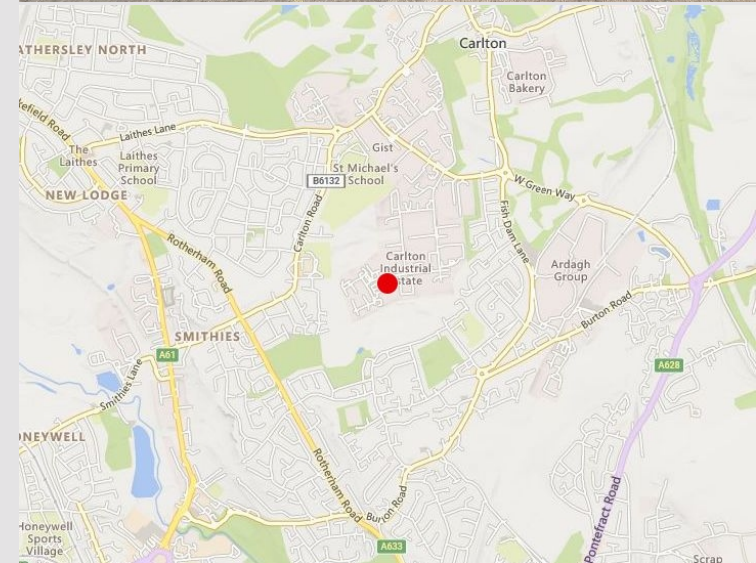
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

EPC Rating TBC



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Regulated by RICS 13-May-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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