

**Mileway**

# Mitchells Enterprise Centre Barnsley

Available to Let  
Warehouse  
1,480 - 4,445 sq ft ( 138 - 414 sq m )



Three-phase power

Roller shutters

Car parking

24 hour access

# Mitchells Enterprise Centre

Mitchells Enterprise Centre, Bradberry Balk LN, Wombwell Barnsley S73 8HR



## Description

The property comprises a small modern industrial estate, constructed 1990's to form a terrace of units with a large open servicing and parking area. The units are constructed with a steel portal frame complete with part brick/block walls and pitched roof with profile metal sheets. All units benefit from an eaves of approximately 4 metres, three-phase electricity, separately metered gas and water.

Interior photographs are of unit 6.

## Location

The estate is located approximately 3.7 miles to the south-east of Barnsley and 10 miles north of Sheffield. J36 of the M1 motorway lies approximately 2.8 miles to the south west of the property via the A6195.

The property is situated within an established industrial estate and is accessed via a service road leading off Bradberry Balk Lane.

## 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

Please contact:

**Mileway**

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 6	Warehouse	1,480	138	Under offer	Under offer
Unit 7	Warehouse	1,485	138	Under offer	Under offer
Unit 11	Warehouse	1,480	138	Under offer	Under offer
Total		4,445	414		

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