# Carlton Industrial Estate

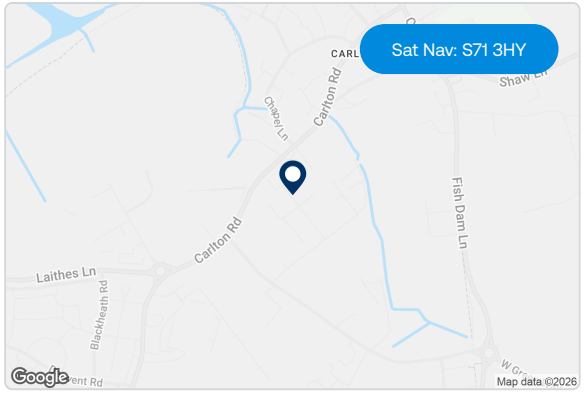
## Albion Road Barnsley S71 3HW

## Warehouse | 1,014 - 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 in Barnsley, located just 4 miles from Junction 31 of the M1, offering a mix of terraced and detached open-plan industrial units with ancillary office accommodation, fitted kitchenette and staff welfare facilities; each unit provides secure access via a roller shutter plus a separate personnel entrance, and benefits from a secure yard, perimeter fencing and shared on-site parking, making it ideal for light industrial, manufacturing, storage and distribution occupiers seeking a convenient, well-connected site. Unit 13 has a 7m eaves and roller shutter measuring 3.74 wide x 4m high; Unit 83 has a 4m eaves and a roller shutter measuring 3.6m wide x 3.7m height; Unit 95 has 3.5 m eaves and a roller shutter measuring 2.5 m wide x 2.6 m high.

## 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

**Charles Chilufya**
yorkshire@mileway.com
0113 8683776




## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) | EPC |
|---|---|---|---|---|---|
| Unit 13 | Warehouse | 5,015 | Immediately | 3,552 | E |
| Unit 83 | Warehouse | 1,614 | Under offer | 1,278 | C |
| Unit 95 | Warehouse | 1,014 | Immediately | 803 | D |
| Total | | 7,643 | | | |

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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway