



## Industrial Units to let 2,464 Sq Ft (228.91 Sq M)

- Units to be refurbished
- Established Commercial Location
- Available



# Industrial Units to let

## 2,464 Sq Ft (228.91 Sq M)

### Location

Carlton Industrial Estate is an established and popular commercial location approximately 2 miles North of Barnsley Town Centre. The estate is well located with good links to the M1 (J37 and J38) and the improved road network to J38 A1(M).

3 phase  
On site Parking  
Internal Offices

Unit 10a - 2,002 sq ft - Available  
Unit 71 - 2,464 sq ft - Available

### Description

Carlton Industrial Estate comprises a range of small industrial units arranged in a terrace. Each unit comes with loading doors, personnel entrances and yards/parking.

Unit 10a - 2,002 sq ft  
Unit 71 - 2,464 sq ft - Available

### Terms

10a -  
Rent - £13,545 pa  
Service Charge - £586.06 pa  
Insurance - £452 pa

Unit 71  
Rent £16,632 pa  
Service Charge - £1,003.14 p.a. (£0.40 psf)  
Insurance - £536.44 p.a. (£0.22 psf)

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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