





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

- Units to be refurbished
- Established Commercial Location
- Available

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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



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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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