



95 Carlton Industrial Estate, Carlton Industrial **Estate** Barnsley S71 3HW



# Industrial Unit to let 1,014 Sq Ft (94.2 Sq M)

- Ready for occupation
- **Established Commercial Location**
- External Areas/Parking on site

## Industrial Unit to let 1,014 Sq Ft (94.2 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

## 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.

## Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Office	1,014	94.2
TOTAL	1,014 SQ FT	94.2 SQ M

#### **Terms**

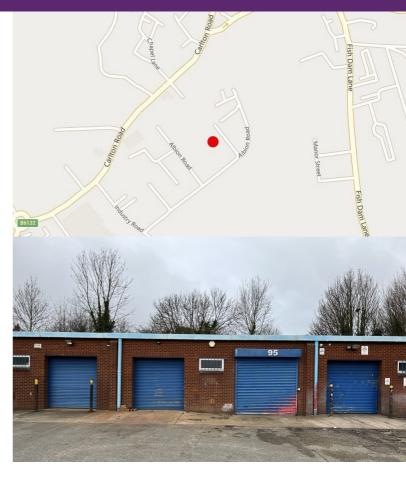
Unit 95 Rent - £7,800 pa Service Charge - £405 pa Insurance - £222 pa

#### 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 Mr Ed Norris MRICS Mr Max Pickering MRICS T: 0114 270 9160 T: 0114 2738857 M: 07711 319 339 M: 07835 059363 E: ed@cppartners.co.uk E: max@cppartners.co.uk

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