

# Unit 14 | Redbrook Business Park

💡 Wilthorpe Road, Barnsley, S75 1JN

## Unit 14 | 2,750 sq ft

#### Versatile industrial unit available soon

This refurbished versatile unit, comprising 3 phase power, and circulation space is suitable for a variety of different uses including storage, e-commerce, and light manufacturing. The estate benefits from on-site CCTV and is conveniently located, being a short 2

The estate benefits from on-site CCTV and is conveniently located, being a short 2 minute drive from Barnsley town centre, and just a 10 minute drive from the M1, connecting you in both a north and southbound direction.

Lease Type	New
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	Per Annum	Per Sq Ft
Rent	£20,300.00	£7.38
Rates	£6,426.00	£2.34
Maintenance Charge	£4,400.00	£1.60
Insurance	£550.00	£0.20
Total Cost	£31,676.00	£11.52

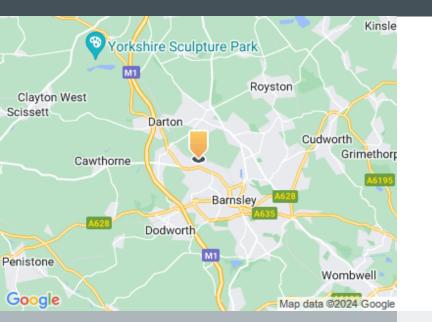
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apol/vfor-business-rate-relief/small-business-rate-relief or read our rates bloo.

### +440 808 169 7554

For more info please visit: <u>unit.info/UIP0100368</u>

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### **Additional Information**

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	C (59)	



### enquiries@industrials.co.uk +440 808 169 7554

www.industrials.co.uk

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Redbrook Business Park is positioned a short distance from Barnsley town centre and has nearby transport links which connect the estate both in a north and southbound direction

Road

The property is accessed via the A635 Wilthorpe Road which leads directly to the town centre. To the North West the A635 adjoins the A637 Huddersfield Road which in turn joins the M1 at junction 38.

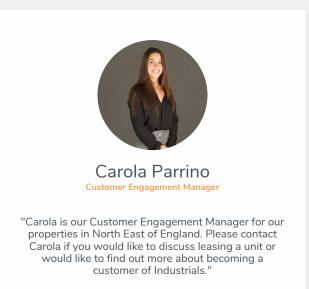
and is within a 1 hour drive time.

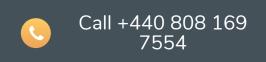
Airport Leeds Bradford Airport is situated approximately 30 miles to the north

Rail

The property is accessed via the A635 Wilthorpe Road which leads directly to the town centre. To the North West the A635 adjoins the A637 Huddersfield Road which in turn joins the M1 at junction 38.

### **Key Contact**





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