

Industrial

Unit 18A & B | Redbrook Business Park

📍 Wilthorpe Road, Barnsley, S75 1JN

Unit 18A & B | 10,081 sq ft

High quality modern warehouse unit with office accommodation

High quality steel portal frame industrial / distribution unit with office accommodation, mezzanine and kitchenette. This unit is fully refurbished to a high standard with 2 full height loading doors. Situated on a busy industrial estate in Barnsley, the unit offers roller shutter doors, a pedestrian access point and WC facilities.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- Kitchen Facilities
- Double Glazed Windows and Doors
- LED Lighting
- Car Parking
- WC Facilities

View Floor Plans →

View Virtual Tour →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£67,500.00	£6.70
Rates	£15,125.00	£1.50
Maintenance Charge	£14,500.00	£1.44
Insurance	£1,813.60	£0.18
Total Cost	£98,938.60	£9.81

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/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0100374

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Location

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.



Airport

Leeds Bradford Airport is situated approximately 30 miles to the north and is within a 1 hour drive time.



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.

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 (60)

Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



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