



Carlton Industrial Estate, Shawfield Road, Barnsley S71 3HS

TO LET

Secure storage site with office block

2.96 Acres
(1.2 Hectares)

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DESCRIPTION

The property comprises a fenced site extending to 2.96 acres / 1.2 hectare, surfaced mostly with tarmac, laid out to provide car parking for staff and visitors, together with HGV parking and loading areas. There is a single storey office building providing a sales office, kitchen, stores and toilets. A further storage building is provided with dock-level loading.

- ✓ 2.96 acres/1.2 hectare
- ✓ Office building on site
- ✓ Fenced and surfaced
- ✓ External lighting

LOCATION

Barnsley is situated midway between Leeds and Sheffield, well located from a road network perspective: Junctions 36, 37 and 38 of the M1 motorway are all within 3 miles of the town centre. Barnsley has its own railway station and the closest airport is Doncaster Sheffield Airport, situated approximately 25 miles south east of the town.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Sales Office Building	1,534	143
Storage Building	662	267.91
Total	2.96	1.2

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

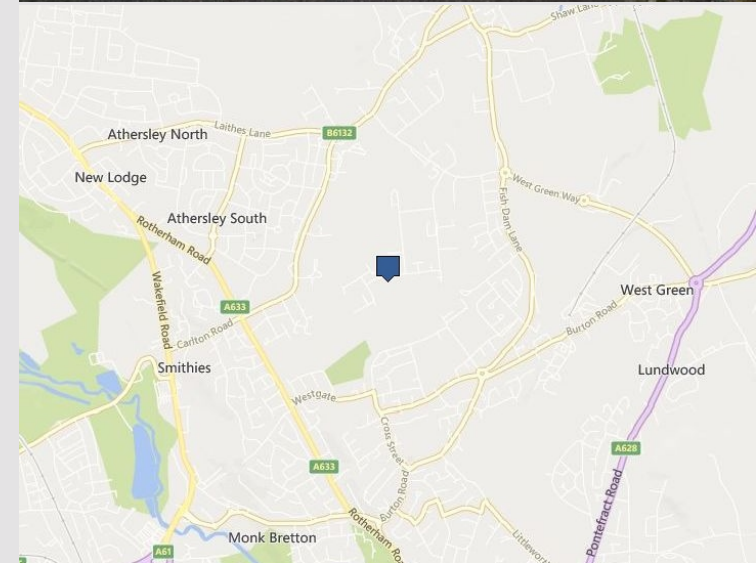
BUSINESS RATES

The property's current rateable value is £14,000.

TERMS

Available on a sublease to February 2023 or longer on a new lease. Further details upon request.

EPC The property has an EPC rating of C (59).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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