

NorthCap

TO LET

2,820 SQ FT (261.99 SQ M)

Refurbished detached industrial / warehouse unit of 2,820 sq ft on Redbrook Business Park, Barnsley —
Available Immediately

Redbrook Business Park

Unit 12 | Wilthorpe Road | Barnsley | S75 1JN

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**Redbrook
Business
Park**

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TO LET

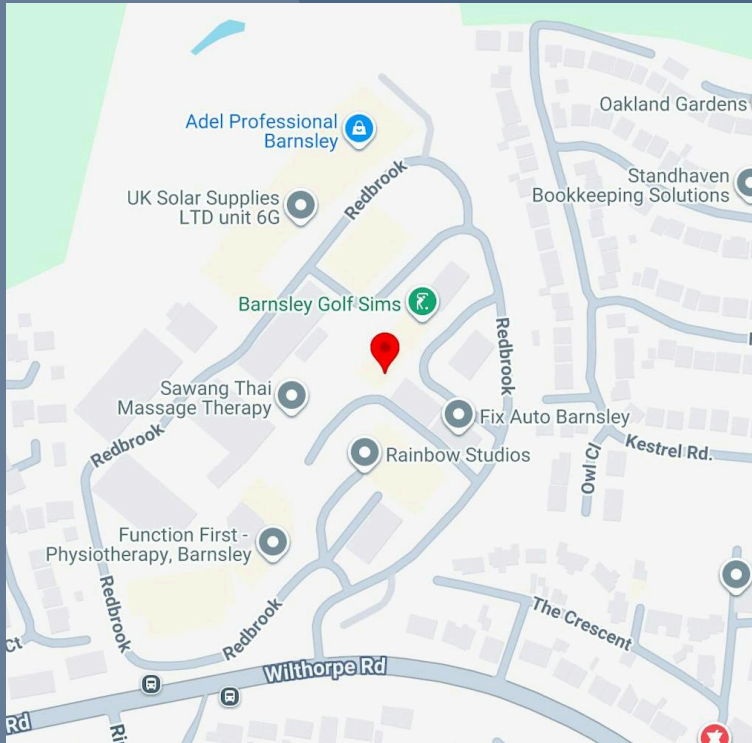
Refurbished detached industrial / warehouse unit of 2,820 sq ft on Redbrook Business Park, Barnsley — Available Immediately

- ▶ LED lighting
- ▶ 2 full height roller shutter loading doors
- ▶ Kitchenette & WC facilities
- ▶ 3 phase power supply
- ▶ Good sized shared yard
- ▶ Dedicated car parking
- ▶ Well established industrial estate
- ▶ Fully refurbished unit

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Redbrook Business Park

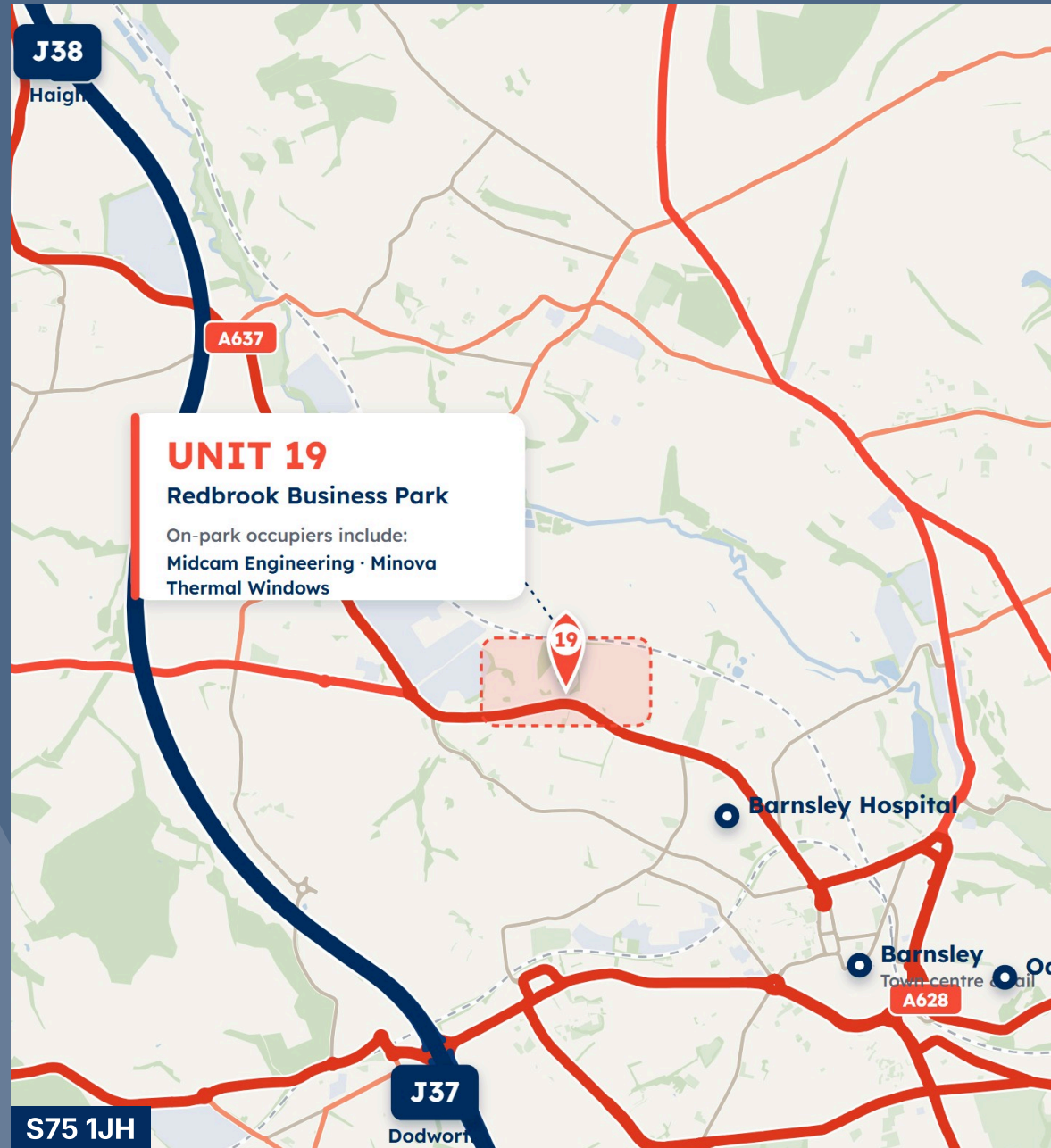
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The premises form part of the well established Redbrook Business Park, situated approximately 1.7 miles from Barnsley town centre.

The estate is accessed via Wilthorpe Road (A635), which provides a direct link to Junction 37 of the M1 Motorway approximately 2.2 miles away, with Junction 38 approximately 4.1 miles away.

Notable occupiers in the area include McCallum Manufacturing, Midcam Engineering, Ehrman and Adel Professional.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	2,820	261.99	Available
TOTAL	2,820	261.99	



DESCRIPTION

The premises comprise a modern detached industrial / warehouse unit of steel portal frame construction with clad elevations set beneath a pitched roof. The premises have been refurbished and are available immediately.

The unit benefits from a specification including LED lighting to the warehouse, kitchenette & WC facilities, 2 full height roller shutter loading doors, 3 phase power supply, a good sized shared yard and dedicated car parking.

Available immediately.



Secure Yard



Loading Doors (Surface Level): 2



Building Reception



Floor Type: Polished Concrete



Eaves Height (M): 4



Warehouse Lighting



TERMS

The unit is available to lease on new lease terms to be agreed.

EPC

E (111)

VAT

Applicable

BUSINESS RATES

Rateable Value: £17,500

Rates Payable: £2.68 per sq ft

RENT

£9.50 per sq ft

CONTACT



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