

NorthCap

TO LET

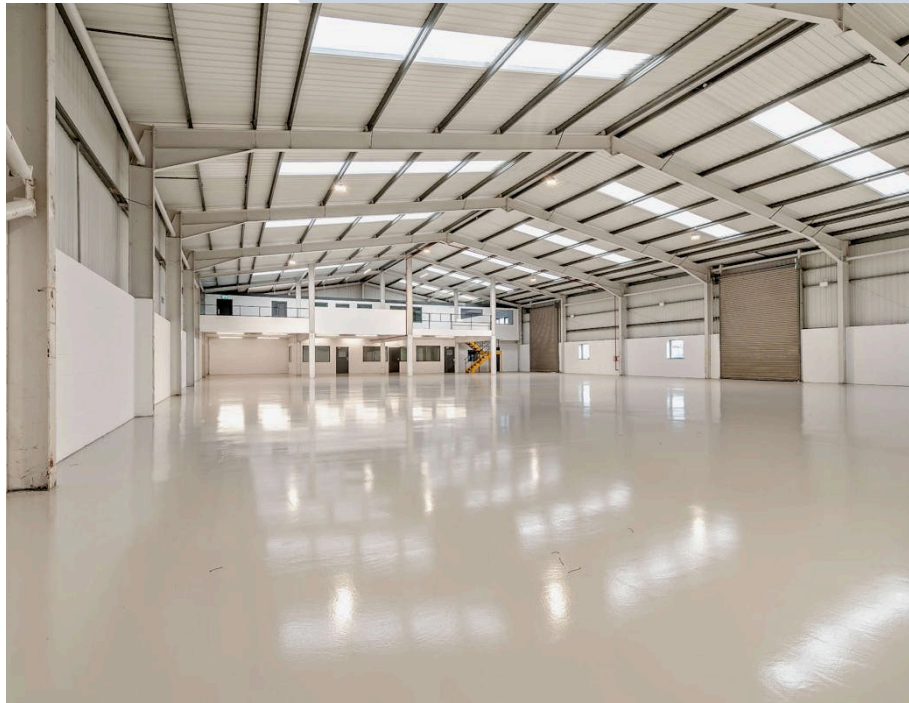
14,291 SQ FT (1,327.68 SQ M)

Refurbished detached industrial / warehouse unit of 14,291 sq ft on Redbrook Business Park, Barnsley — Available Immediately

Redbrook Business Park

Unit 19 | Wilthorpe Road | Barnsley | S75 1JN

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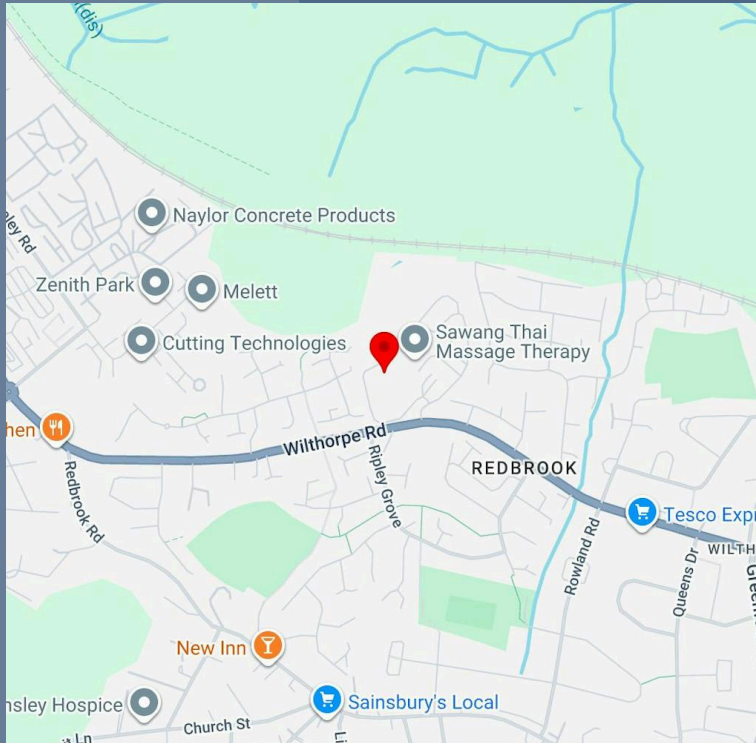
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Refurbished detached industrial / warehouse unit of 14,291 sq ft on Redbrook Business Park, Barnsley — Available Immediately

- ▶ LED lighting
- ▶ 2 full height roller shutter loading doors
- ▶ 5.8 metre eaves
- ▶ Fitted office accommodation across two storeys
- ▶ 3 phase power supply
- ▶ Large demised yard
- ▶ Dedicated car parking
- ▶ Well established industrial estate
- ▶ Fully refurbished unit

Redbrook Business Park

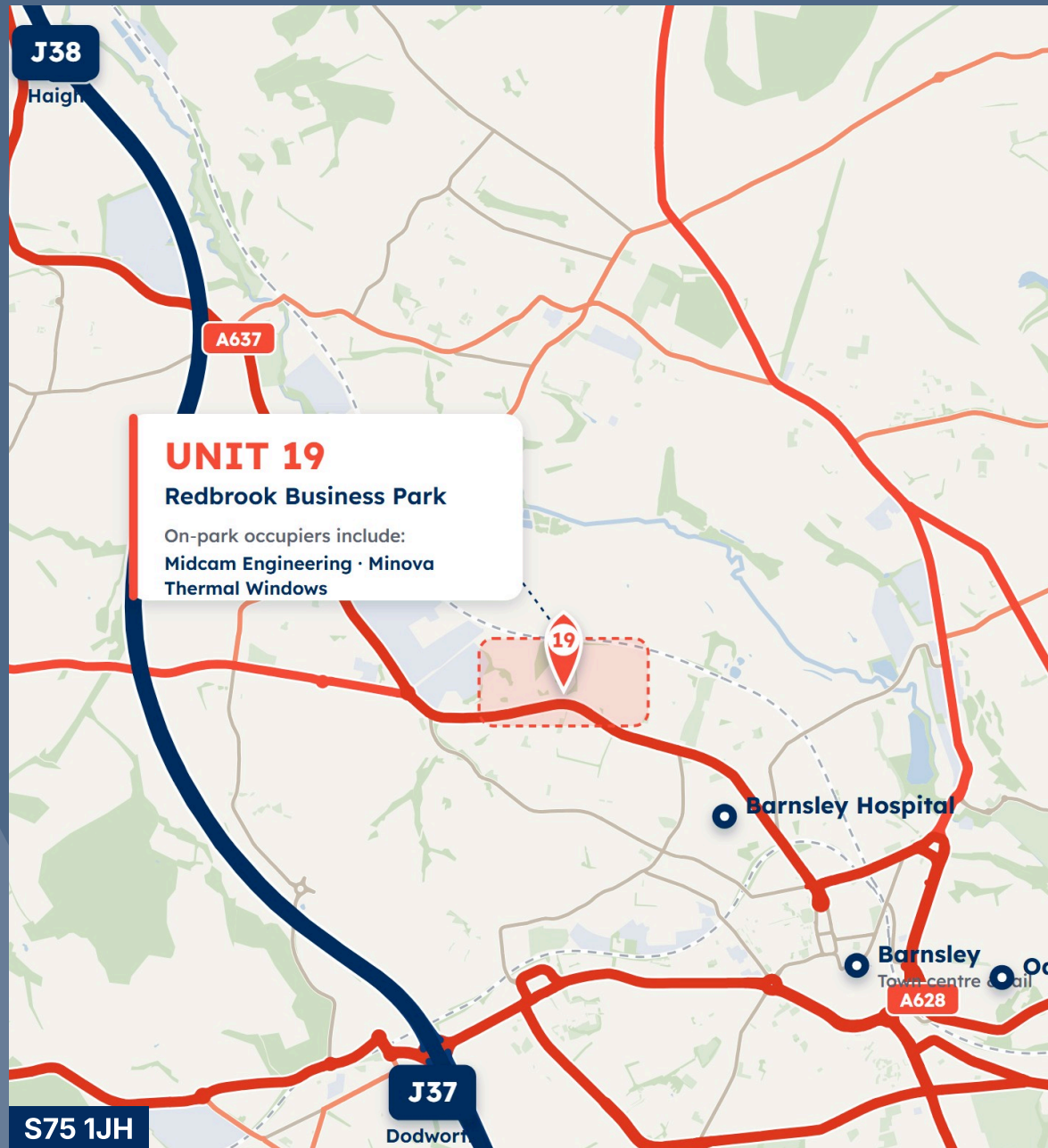
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The premises form part of the well established Redbrook Business Park, situated approximately 1.7 miles from Barnsley town centre.

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	11,715	1,088.36	Available
1st	1,419	131.83	Available
Mezzanine	1,157	107.49	Available
TOTAL	14,291	1,327.68	



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 great specification including LED lighting to the warehouse, 2 full height roller shutter loading doors, 5.8 metre eaves, fitted office accommodation across two storeys, 3 phase power supply, a good sized shared yard and dedicated car parking.

The two-storey office accommodation provides a ground floor reception and various partitioned offices / meeting rooms with LED lighting, perimeter trunking and wall mounted electric heaters.

Available immediately.



Secure Yard



Loading Doors (Surface Level): 2



Building Reception



Floor Type: Polished Concrete



Eaves Height (M): 5.8



Warehouse Lighting

DESCRIPTION



TERMS

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

EPC

B- (49)

VAT

Applicable

BUSINESS RATES

Rateable Value: £57,000

Rates Payable: £1.91 per sq ft

RENT

£8.50 per sq ft

CONTACT



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GALLERY