

Industrial

UNIT 12 | REDBROOK BUSINESS PARK

Wilthorpe Road, Barnsley, S75 1JN

UNIT 12 | 2,820 SQ FT

Versatile industrial unit with office space available now

This commercial unit is ideally located within a popular industrial estate, offering a versatile space perfect for manufacturing, storage, or a trade counter setup. It includes both a spacious warehouse and office areas, providing ample room for operations. The unit features an independent kitchenette area for convenience, along with two roller shutters for easy access and efficient loading/unloading. Whether you're looking to expand your business or establish a new base, this property offers the perfect environment to support your needs in a highly sought-after location.

Lease Type

New



Unit Summary

- WC Facilities
- Close to Transport
- Premier Industrial Location
- 24 Hour Access
- Office Accommodation
- Kitchen Facilities

Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £21,200.00 | £7.52 |
| Rates | £6,426.00 | £2.28 |
| Maintenance Charge | £4,500.00 | £1.60 |
| Insurance | £564.00 | £0.20 |
| Total Cost | £32,690.00 | £11.59 |

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.

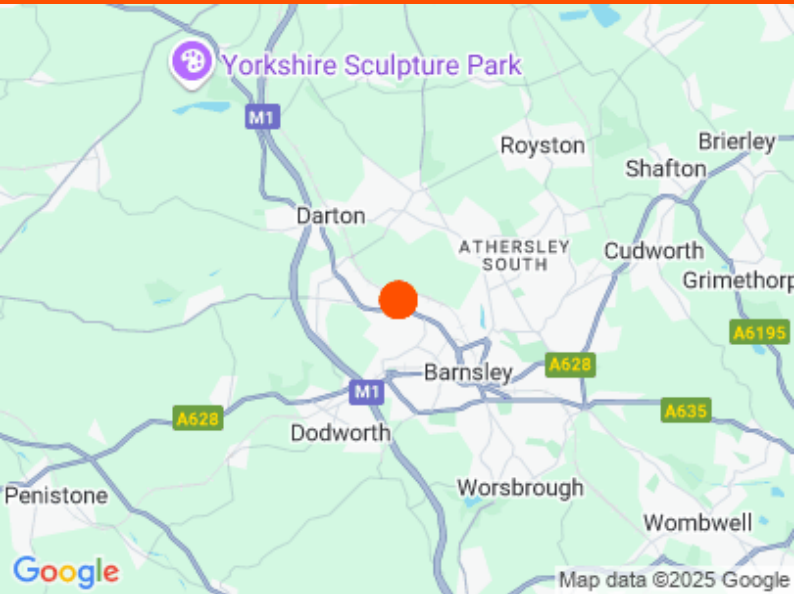
For more info please visit: unit.info/UIP0100367

+44(0) 808 169 7554

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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
A635: 1 mile



Airport
Leeds Bradford Airport: 30 miles



Rail
Barnsley Railway: 2 miles

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 (61) |



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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 Indurent."



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