

# TO LET

TRADE COUNTER / INDUSTRIAL UNIT  
UNIT 12 REDBROOK BUSINESS  
PARK, WILTHORPE RD,  
BARNESLEY, S75 1JN



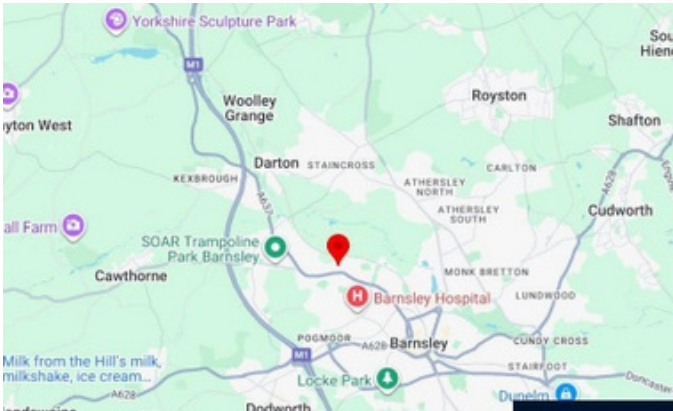
**HOLDER & CO**  
Property Consultants



UNIT 12 REDBROOK BUSINESS  
PARK, WILTHORPE RD,  
BARNESLEY, S75 1JN

- 2,820 sq ft (261.99 sq m)
- NEWLY REFURBISHED
- KITCHEN FACILITIES
- ON SITE SECURITY
- 24/7 ACCESS TO THE ESTATE





## LOCATION

Redbrook Business Park is a well established business location just 1 mile north of Barnsley Town Centre. The estate is situated directly off the A635 which provides access to both J37 and J38 of the M1 (8 minutes and 10 minutes respectively).

## DESCRIPTION

A newly refurbished single storey industrial unit, benefitting from ancillary offices and a kitchenette area and accessed via two roller shutter doors to an external shared yard and parking area.

## TERMS

Available via a new lease on terms to be agreed at a rental of £20,800 per annum exclusive of VAT, business rates, and buildings insurance.

A service charge is payable for the ongoing maintenance and security on the estate.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
UNIT 12	261.99	2,820
<b>Total</b>	<b>261.99</b>	<b>2,820</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## RATEABLE VALUE

Business rates will be payable directly by the tenant at the prevailing rate. Further information is available upon request.

## CONTACT

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