



SMITHS
CHARTERED SURVEYORS
THE COMPLETE PROPERTY
CONSULTANCY

TO LET

Industrial Unit with Showroom and Offices



**Unit 2 Industry Road, Carlton Industrial Estate,
Barnsley, S71 3PQ**

Rent: £25,000 p.a. exclusive

- Prominent road side position
- Good quality offices and showroom
- 4 m eaves
- 5722 sq ft (531.59 sq m)

Tel: 01226 298456

14 Regent Street
Barnsley
S70 2HG

T: 01226 298456
F: 01226 247535
www.smithsestateagents.co.uk

LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

The Carlton Industrial Estate is situated approximately 3 miles to the north east of Barnsley town centre. The subject premises are located on Industry Road close to the junction with the B6132 Carlton Road. Other notable occupiers nearby include Gist Ltd, Royston Windows, The Rack Group, F&G Commercials, Calorgas and Glass Recycling UK.



DESCRIPTION

The property consists of a modern industrial unit with an eaves height of approximately 4 m clad with a combination of metal profile cladding and brickwork. To the front of the building is a showroom with ancillary offices.

ACCOMMODATION

Property	SQM	SQFT
Unit 2, Industry Road	531.59	5,722

SERVICES (not tested)

All mains services are understood to be connected to the property.

VAT

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

RATING

The property has a Rateable Value - £16,000

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

COSTS

Each party are to bear their own costs.

LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate is in the process of being prepared. Please contact the agents for further information.

VIEWING AND FURTHER INFORMATION

Andrew Corbett
Smiths Chartered Surveyors
Tel: 01226 298 456
E-mail: andrew@smithsestateagents.co.uk

IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

SMITHS
CHARTERED SURVEYORS
THE COMPLETE PROPERTY
CONSULTANCY

