

Ryden.co.uk

0113 243 6777

3rd Floor Carlton Tower, 34 St Paul's Street, Leeds LS1 2QB
Tel: 0113 243 6777 Fax: 0113 243 9323

To Let

Office Accommodation—Redbrook Business



Units 1E & 1F

Floor space:

Contact:

Redbrook Business Park, Wilthorpe Road, Barnsley, S75 1JN

10,743 Sq Ft (998.05 Sq M) Combined (may be split)

Jake Pygall / Dan Hodge

jake.pygall@ryden.co.uk

- Excellent location close to regional road network & Motorways
- Suitable for a variety of Uses (STPP)
- Excellent parking ratios
- Self contained office accommodation

0113 386 8802

dan.hodge@ryden.co.uk

0113 386 8806

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 58866

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202

Location

Barnsley has a resident population of approximately 220,000 people and is situated in South Yorkshire, approximately 23 miles south of Leeds and 16 miles north of Sheffield.

Redbrook Business Park is a well established complex of Industrial and office Units, which benefit from ample on site car parking.

The park is located just off the A635 Huddersfield Road, approximately 2 miles from junction 37 of the M1 and Barnsley town centre is 1.5 miles to the South East, thus offering excellent transport links to both the town centre and regional area.



Description

Units 1E & 1F are self contained Offices, that have carpeted flooring, integrated cassette mounted lighting, air conditioning and perimeter trunking.

They are situated towards the front of the estate in a three storey brick built block, that has, a metal profile roof, with double glazed windows and doors. Each suite benefits from integral W/C and kitchen areas.

They are suitable for a variety of uses (STPP) and benefit from ample parking.

Floor Areas

Area	Sq M	Sq Ft
1E	183	1,970
1F	815	8,773
TOTAL	998.05	10,743

Terms

The units are available by way of a new, full repairing and insuring lease for a period of years to be agreed. The rent is POA.

They can be let together or individually.

Service charge

A Service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

Rateable Value

Please contact the local authority for more information.

EPC

Available on request.

Viewing and Further Information

Please contact the letting agent:

Jake Pygall - 0113 386 8802

jake.pygall@ryden.co.uk

Dan Hodge—0113 386 8806

dan.hodge@ryden.co.uk

Andrew Smith—01226 298 456

andrew@smithsstateagents.co.uk