Ryden.co.uk 0113 243 6777

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

To Let Office Accommodation—Redbrook Business



Unit 15	Floor space:	Contact:
Redbrook Business	4,736 Sq Ft (439.98 Sq M)	Jake Pygall / Dan Hodge
Park, Wilthorpe Road, Barnsley, S75 1JN	Excellent location close to regional road network & Motorways Suitable for a variety of Uses (STPP)	jake.pygall@ryden.co.uk
		0113 386 8802
		dan.hodge@ryden.co.uk
		0113 386 8806
•		
·	Self contained office accommodation	

 Edinburgh
 Glasgow
 Aberdeen
 Leeds
 Dundee
 Inverness

 0131 225 6612
 0141 204 3838
 01224 58866
 0113 243 6777
 01382 227900
 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

Unit 15, is self contained Office accommodation, that has carpeted flooring, integrated cassette mounted lighting, air conditioning and perimeter trunking.

It is constructed of a steel portal frame, with metal profile cladding, pitched metal profile roof and aluminium powder coated double glazed windows and external doors.

It is suitable for a variety of uses (STPP) and benefits from ample parking.

Floor Areas

Area	Sq M	Sq Ft
Ground Floor	219.99	2,367
First Floor	219.99	2,367
TOTAL	439.98	4,736

Terms

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

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 3802 jake.pygall@ryden.co.uk

Dan Hodge—0113 386 8806 Dan.hodge@ryden.co.uk

Andrew Smith-01226 298 456

and rew @smiths estate agents. co. uk

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.