

Industrial

18 A&B | Redbrook Business Park

📍 Wilthorpe Road, Barnsley, South Yorkshire, S75 1JN

18 A&B | 9,068 sq ft

Newly refurbished industrial units available 9,068 sq ft - may split

Unit 18 is newly refurbished and may be split into two units approximately 4,534 sq ft each. Situated on a busy industrial estate in Barnsley, the unit offers roller shutter doors, a pedestrian access point and WC facilities.

Lease Type

New, renewal



✔ Unit Summary

- 24 Hour Access
- Roller Shutter Doors
- Business Park Environment
- Refurbished Units
- Roof Lights
- Well Maintained Estate

View Floor Plans →

View Virtual Tour →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£61,250.00	£6.75
Rates	£8,150.00	£0.90
Maintenance Charge	£10,500.00	£1.16
Insurance	£1,000.00	£0.11
Total Cost	£80,900.00	£8.92

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.

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Location

Excellent located estate



Road

Redbrook Business Park is located just off the A635 Huddersfield Road approximately 2 miles from junction 37 of the M1 and Barnsley town centre 1.5 miles to the South East.



Airport

Leeds Bradford 21.6m, Robin Hood Doncaster Sheffield 21.5m



Rail

Barnsley 1.4m, Darton 1.9m, Dodworth 1.9m

Additional Information

Planning Class	B2
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases
EPC	available on request



enquiries@industrials.co.uk
0800 122 3690

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Key Contacts



Industrials Asset Manager

Elizabeth Harman



+44 (0)800 122
3690



Letting Agent: Industrials - Ruth Axall

📍 180 Great Portland Street, London, W1W 5QZ



Letting Agent: Ryden

📍 3rd Floor Carlton Tower, 34 St Pauls Street, LS1 2QB



For more info please visit: unit.info/46547

0800 122 3690