

TO LET - INDUSTRIAL / WAREHOUSE

UNIT 18A&B, REDBROOK BUSINESS PARK

Wilthorpe Road, Barnsley, S75 1JN



Key Highlights

- 9,673 sq ft
- 2 Roller shutter doors
- One mile north from Barnsley city centre
- Additional storage and office on mezzanine floor
- Good access to Junction 37 and 38 of the M1 motorway

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Description

The property comprises a modern industrial unit extending to approximately 9,673 sq ft. It is of steel portal frame construction, offering a maximum eaves height of 4.9 metres, and benefits from a pitched roof with profile sheet cladding. The warehouse area features a solid concrete floor and is accessed via two full-height roller shutter doors. A mezzanine level provides further space suitable for additional storage or conversion to office use.

Location

Redbrook Business Park is a medium sized well-established industrial and office estate situated approximately one mile north of Barnsley town centre, in South Yorkshire. The estate is located next to the A635 and approximately 8 minutes from Junction 37 of the M1 motorway and 10 minutes from Junction 38 of the M1 motorway, providing convenient north and southbound connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	8,792	816.80	Available
Ground - Office	423	39.30	Available
1st - Office	458	42.55	Available
Total	9,673	898.65	

Viewings

Viewings are strictly by appointment only through Savills.

Terms

The property is held by way of a lease from 1st July 2024 for a term of 5 years expiring 30th June 2029

The current passing rent represents £67,900 per annum equating to £7.02 per sq ft.

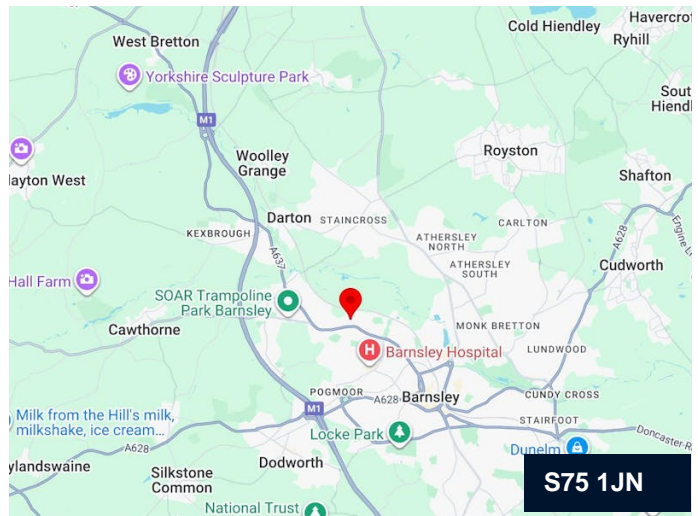
There is a tenant only break option on the 30th June 2027 and the next rent review would be 1st July 2027.

The unit is available based on Assignment of the existing lease or subletting at Open Market Rental Value.

Subject to Contract.

VAT & Legal Cost

VAT will be charged where applicable. Each party will be responsible for their own legal costs incurred in the transaction.



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