

For sale

Space for business

INDUSTRIAL WAREHOUSE/PRODUCTION UNIT WITH OFFICES, 7 ACRES OF LAND, PARKING, SECURE YARD, ROLLER SHUTTERS DOORS AND 22 FT (6.7 M) EAVES HEIGHT
55,000 sq ft (5,100 sq m)



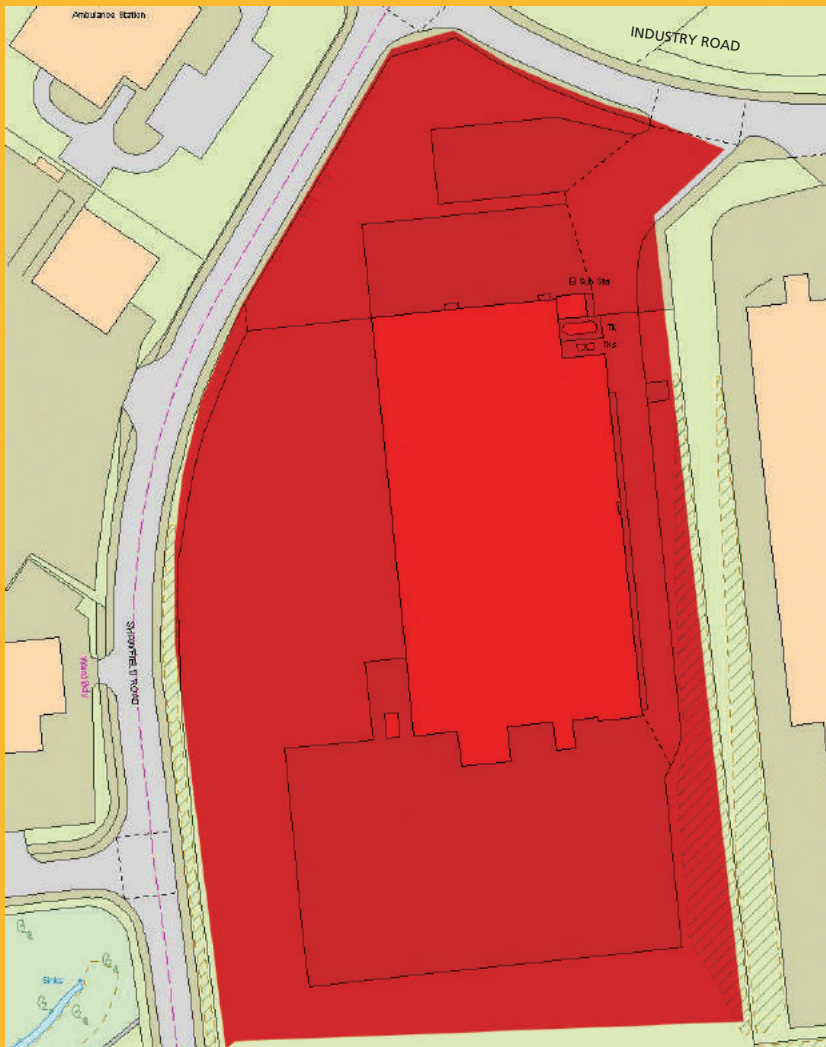
Unit 15 Carlton Industrial Estate

Industrial Road, Carlton,
Barnsley, S71 3PQ



0121 228 0000
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

15 Carlton Industrial Estate comprises of a single two bay warehouse unit with roller shutter doors that has an eaves height of 22 ft (6.7 m). There are single storey extensions to eastern and rear elevations with roller shutter access of 4.5 m wide and 4.7 m height. The rear storage yard has a concrete surface with access along the eastern side of the unit over a concrete surface and two areas of tarmac provide car parking at the front. In total the plot is 7 acres. The main building is of steel portal frame constructions and lined corrugated metal cladding above. The offices have plastered walls and ceilings, some raised roof lights and fluorescent fittings.

Location And Access

Carlton Industrial Estate Barnsley is located off Industry Road to the north east of Barnsley town centre. Approximate distances:

Barnsley Station	2 miles
M1 J37	5 miles
A1M J38	13 miles
Sheffield	20 miles
Leeds	23 miles

Unit sizes

	Sq ft	Sq m
Unit 15	55,000	5,100

Features and Benefits

- Double bay warehouse
- Roller Shutter Doors
- 7 acres of land
- On site parking
- Secure yard
- 22 ft (6.7 m) eaves height

Sale Terms

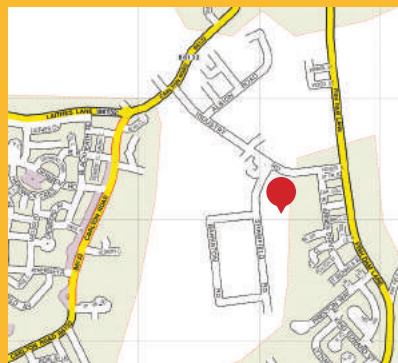
The freehold of the property is for sale. For terms and details, please direct expressions of interest as below.

Viewing

By prior arrangement with Pall Mall - Steven Pannell 07983326020 or our contact details below.

Subject to contract

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About Pall Mall Estates

Pall Mall Estates owns 5.5 million sq ft of business space in over 100 locations through out the UK. Our investment model has been to buy commercial property in urban or industrial locations which represent value to our tenants, while delivering income, capital and added value returns. To see other properties for sale please visit pallmallestates.co.uk