

Unit 1C | Redbrook Business Park

💡 Wilthorpe Road, Barnsley, S75 1JN

Unit 1C | 1,314 sq ft

Versatile office accommodation available

The unit is a self-contained office that benefits from carpet flooring, integrated cassette mounted lighting, air conditioning and perimeter trunking. Situated to the front of the estate in a three-storey brick built block featuring double glazed windows and doors as well as integral w/c and kitchen areas.

The estate is conveniently positioned a short distance from Barnsley town centre and has nearby transport links which connect the estate both in a north and southbound direction.

Lease Type	New
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	Per Annum	Per Sq Ft
Rent	£9,900.00	£7.53
Rates	£2,973.60	£2.26
Maintenance Charge	£3,000.00	£2.28
Insurance	£262.80	£0.20
Total Cost	£16,136.40	£12.28

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/aoplv-for-business-rate-relief/small-business-rate-relief or read our rates blog.

+440 808 169 7554

For more info please visit: <u>unit.info/UIP0100337</u>

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Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (68)



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Location

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Road

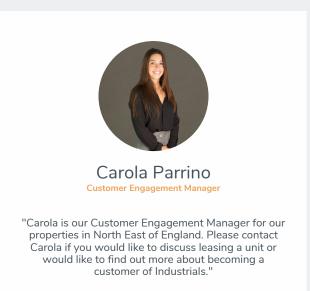
The property is accessed via the A635 Wilthorpe Road which leads directly to the town centre. To the North West the A635 adjoins the A637 Huddersfield Road which in turn joins the M1 at junction 38.

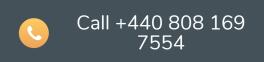
Airport Leeds Bradford Airport is situated approximately 30 miles to the north and is within a 1 hour drive time.

Rail

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Key Contact





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