

# TO LET

**UNIT 8B REDBROOK BUSINESS PARK  
WILTHORPE ROAD  
BARNESLEY  
S75 1JN**

SELF CONTAINED OFFICE  
PREMISES

147.90 SQ. M. (1,592 SQ. FT.)

CONVENIENTLY LOCATED  
JUST OFF THE A635  
HUDDERSFIELD ROAD

GOOD LEVELS OF CAR  
PARKING THROUGHOUT THE  
ESTATE

# Ryden



## SELF CONTAINED OFFICE SUITE WITH PARKING

**1,592**

SQUARE FEET

**147.90**

SQAURE METRES

### GET IN TOUCH

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## UNIT 8B REDBROOK BUSINESS PARK BARNSELEY

### 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 8b is a self-contained first floor office suite benefitting from good levels of natural light and having a suspended ceiling with integrated LED lighting, carpet covered floors and gas central heating.

The unit is situated towards the front of the estate in a two storey brick built block with double glazed windows. The building is entered to the front into a shared entrance lobby with a stairwell leading to the first floor accommodation. Communal WC facilities are located off the first floor lobby. Kitchen facilities are built out internally within the suite.

### ACCOMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

UNIT 1C

147.90 M2

1,592 SQ.FT.

### RENTAL

**£16,400 PER ANNUM EXCLUSIVE.**

### RATEABLE VALUE

We are advised that the property is assessed with an RV of £14,000. Details on the current uniform business rates are available upon request.

### TERMS

The property is available To Let on an internal repairing and insuring basis for a term to be agreed.

### SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas of the estate.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and will be available shortly.

### VAT

Prices and rental are exclusive of VAT if chargeable