

Industrial

# Unit 8B (FF) | Redbrook Business Park

📍 Wilthorpe Road, Barnsley, S75 1JN

## Unit 8B (FF) | 1,592 sq ft

Versatile office accommodation available on First Floor

This first floor space is a self-contained office that benefits from WC facilities, LED lighting, and double glazed windows.

Situated on Redbrook Business Park, the space offers 24 hour access, generous car parking, and on-site CCTV.

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



### ✔ Unit Summary

- Double Glazed Windows and Doors
- 24 Hour Access
- WC facilities
- LED Office Lighting
- Well Maintained Estate
- CCTV

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,700.00	£10.49
Rates	£4,586.40	£2.88
Maintenance Charge	£4,900.00	£3.08
Insurance	£318.40	£0.20
<b>Total Cost</b>	<b>£26,504.80</b>	<b>£16.65</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

➔ For more info please visit: [unit.info/UUK0100317](http://unit.info/UUK0100317)

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## Location

Redbrook Business Park is positioned a short distance from Barnsley town centre and has nearby transport links which connect the estate both in a north and southbound direction



### 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

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.

## 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	E (105)

## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



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