

# TO LET

## SERVICED & SECURE STORAGE LAND



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## Land at Carlton Industrial Estate, Albion Road, Barnsley, S71 3HW

- 0.61 acre of hardcore surfaced land
- Fully fenced with water & electricity connected
- Located on an established industrial estate





## LOCATION

The land is situated off Albion Road on the well-established Carlton Industrial Estate, being 3 miles north east of Barnsley town centre and is conveniently accessed via the M1 & A1 motorways.

## DESCRIPTION

The site comprises 0.61 acres (2,486 sq m) of level and rectangular storage land with a hardcore surface. The land has the benefit of 3 phase electricity, a water supply and is secured via a steel palisade fence to the perimeter. Access is via a double gate suitable for HGV's.

## TERMS

The premises are available by way of a new lease. Quoting rent is £22,500 per annum plus VAT.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

Holder & Co. on 0113 323 4504

Philip Caspell: [philip@holderandco.com](mailto:philip@holderandco.com)

Owen Holder: [owen@holderandco.com](mailto:owen@holderandco.com)

Subject to Contract