BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 5

5.0 CARLTON INDUSTRIAL ESTATE

5.1 This is an established industrial estate located on 55.7ha of land off of the B6132. The site is split into two allocations within the UDP, 53.7ha of Employment Policy land and 2.0ha of Employment Proposal land. The land allocated as Employment Policy appears to be fully built out, however an area of land to the west of the main industrial estate (employment policy) remains available. This land is currently the subject of a planning application (ref: 2008/1095) for the erection of 15 industrial units. This land is shown on the aerial photograph below as the area of greenspace to the south of the T junction, off Shawfield Road.



Comments and Assessment

5.2 The Employment Policy allocation represents a logical extension to Carlton Industrial Estate and provides the opportunity to make available a reasonable amount of employment land to meet Barnsley's needs. The submission of the application for 15 industrial units on part of the site suggests clear market interest, however a large number of vacant units are evident and are currently being marketed, evidence of which is provided in the Site Reference information.

5.3 Following the qualitative assessment, the site scored high when assessed against the criteria, only failing on the direct access to an A road. The overall score was therefore 9 Points.

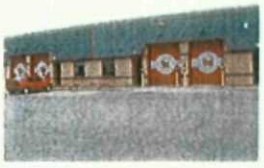
- Area of Land Considered Available for Development: less than 1ha

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	1 ha	
Available Floor space/premises	Yes	1	96,080 sq ft	16
Accessibility	Poor	0		
Topography	Level	1		
Planning	Yes	1		
Ownership	Private	1		
Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B1, B2, B8	1		
	Total	9		

Property Particulars for

8569

Unit 9B Carlton Industrial Estate, off Albion Road, Carlton, Barnsley, South Yorkshire



Modern mid- terrace Workshop/Industrial Unit with on site parking. Available from early September 2008.

Location: Located off Albion Road on the well established and popular Carlton Industrial Estate which lies approximately 3.5 miles north east of Barnsley town centre and benefits from good road links providing easy access to local amenities and both J37 & J38 of the M1 motorway.

Size: Minimum 1000 SqFt to Maximum 1000 SqFt
(Minimum 93 SqM to Maximum 93 SqM)

Tenure: Leasehold £5,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Ashtenne Industrial Fund Limited
Mr James Pank
0113 232 1145

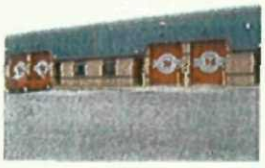
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PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

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Property Particulars for

9133

Unit 9C Carlton Industrial Estate, off Albion Road, Carlton, Barnsley, South Yorkshire



Modern mid-terrace industrial unit available from early September 08 on this established industrial estate.

Location: Located off Albion Road on the well established and popular Carlton Industrial Estate which lies approximately 3.5 miles north east of Barnsley town centre and benefits from good road links providing easy access to local amenities and both J37 & J38 of the M1 motorway.

Size: Minimum 1000 SqFt to Maximum 1000 SqFt
(Minimum 93 SqM to Maximum 93 SqM)

Tenure: Leasehold £5,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Ashtenne Industrial Fund Limited
Mr James Pank
0113 232 1145

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Property Particulars for

9764

Unit C 2, Carlton Industrial Estate, Shawfield Road, Carlton, Barnsley, South Yorkshire



Unit C2 is a newly built mid terrace industrial unit, with a 5m high roller shutter door and pedestrian door access. The premises comprise of 1,000 square foot with external yard / parking area. Photo depicts a typical unit.

Location: This is a new development complex situated at the top of Shawfield Road located on the well established and popular Carlton Industrial Estate. The site lies approximately 3.5 miles north east of Barnsley town centre and benefits from good road links providing easy access to local amenities and both J37 & J38 of the M1 motorway.

Size: Minimum 1000 SqFt to Maximum 1000 SqFt
(Minimum 93 SqM to Maximum 93 SqM)

Tenure: Leasehold £6.00 per sq ft per annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Northern Services Ltd
Mr Paul Marsh
01226 383271
marsh@northernservicescontract.fsnet.co.uk

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Property Particulars for

10019

Unit 9, Construction Way, Off Barkston Road, Carlton Industrial Estate, Barnsley



A self contained workshop built to a high standard with enclosed car parking and a tarmacadam forecourt and yard area. Unit is furnished with a separate pedestrian door and a goods/vehicular door.

Location: Located on a new development on the well established Carlton Industrial Estate which is circa 3 miles to the north east of Barnsley.

Size: Minimum 1134 SqFt to Maximum 1134 SqFt
(Minimum 105 SqM to Maximum 105 SqM)

Tenure: Leasehold £160.00 Per Week

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

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PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

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Property Particulars for

10804

Unit 8, Construction Way, Off Barkston Road, Carlton Industrial Estate, Barnsley, South Yorkshire



A self contained workshop built to a high standard with enclosed car parking and a tarmacadam forecourt and yard area. Unit is furnished with a separate pedestrian door and a goods/vehicular door.

Location: Located on a new development on the well established Carlton Industrial Estate which is circa 3 miles to the north east of Barnsley.

Size: Minimum 1134 SqFt to Maximum 1134 SqFt
(Minimum 105 SqM to Maximum 105 SqM)

Tenure: Leasehold £150.00 Per Week

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

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Property Particulars for

9714

Unit 6, Carlton Industrial Estate, Industry Road, Carlton, Barnsley, South Yorkshire



An industrial unit with roller shutter doors located on this established *industrial estate*.

Location: Established Industrial Estate within 3 miles of Barnsley town centre and 5 miles of M1 J37. The proposed West Green Link Road due for completion in 2007 will provide direct access to A1 J37 and M1 J36.

Size: Minimum 1200 SqFt to Maximum 1200 SqFt
(Minimum 111 SqM to Maximum 111 SqM)

Tenure: Leasehold £5,700 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):
BMBC Estates
Ms Laura Webster
01226 774600
estates@barnsley.gov.uk

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PO Box 598, Barnsley, S70 9EX
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Property Particulars for

10820

7D, Carlton Industrial Estate, Carlton, Barnsley, South Yorkshire

Awaiting photo

Industrial unit available mid August 2008. Located approx 2 miles from Barnsley Town Centre. Carlton is one of the longest established and most popular industrial locations in Barnsley

Location: Established Industrial Estate within 3 miles of Barnsley town centre and 5 miles of M1 J37. The proposed West Green link road due for completion in 2005 will provide direct access to A1 J37 and M1 J36.

Size: Minimum 1614 SqFt to Maximum 1614 SqFt
(Minimum 150 SqM to Maximum 150 SqM)

Tenure: Leasehold £7,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Ashtenne Industrial Fund Limited
Mr James Pank
0113 232 1145

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Property Particulars for

10819

7C, Carlton Industrial Estate, Carlton, Barnsley, South Yorkshire

Awaiting photo

Industrial unit available mid August 2008. Located approx 2 miles from Barnsley Town Centre. Carlton is one of the longest established and most popular industrial locations in Barnsley

Location: Established Industrial Estate within 3 miles of Barnsley town centre and 5 miles of M1 J37. The proposed West Green link road due for completion in 2005 will provide direct access to A1 J37 and M1 J36.

Size: Minimum 1614 SqFt to Maximum 1614 SqFt
(Minimum 150 SqM to Maximum 150 SqM)

Tenure: Leasehold £7,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Ashtenne Industrial Fund Limited
Mr James Pank
0113 232 1145

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Property Particulars for

10818

Unit 9A, Carlton Industrial Estate, Carlton, Barnsley, South Yorkshire



Workshop/industrial unit. Available mid October 2008 on this popular *established industrial estate.*

Location:

Size: Minimum 1504 SqFt to Maximum 1504 SqFt
(Minimum 140 SqM to Maximum 140 SqM)

Tenure: Leasehold £6,800 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Ashtenne Industrial Fund Limited
Mr James Pank
0113 232 1145

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Property Particulars for

10042

Unit 15, Industry Road, Carlton Industrial Estate, Carlton, Barnsley



Single storey two bay industrial warehouse / production unit with offices and single storey extensions to the eastern and rear elevations. Located on a 7 acre plot (may sell land separately).

Location: Carlton Industrial Estate is located 3 miles north east of Barnsley centre, 3 miles fron junction 37 of the M1 motorway.

Size: Minimum 55500 SqFt to Maximum 55500 SqFt
(Minimum 5156 SqM to Maximum 5156 SqM)

Tenure: Leasehold £2.75 per sq ft per annum
Freehold On application
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Atisreal
Mr Nick Baker
0870 700 2233

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Property Particulars for

10752

Barkston Road, Carlton Industrial Estate , Carlton, Barnsley, South Yorkshire



Modern industrial premises with service yard and tarmacadam car park.

Location: Carlton Industrial Estate is situated 3 miles north east of Barnsley Centre and 3miles from junction 37 of the M1.

Size: Minimum 10412 SqFt to Maximum 10412 SqFt
(Minimum 967 SqM to Maximum 967 SqM)

Tenure: Leasehold £41,500 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Smiths
Mr Andrew Corbett
01226 298456
info@smithsestateagents.co.uk

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

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Property Particulars for

10779

St Mary's House, Carlton Industrial Estate , Barkston Road, , Carlton, Barnsley, South Yorkshire



Modern industrial premises with service yard and tarmacadam car park. There is storage/expansion land to the side elevation and the main warehouse is fitted with a 5T SWL crane.

Location: Carlton Industrial Estate is a well established and popular site situated approx 3 miles north east of Barnsley Centre and within easy access of all areas of the Borough. It lies approx 3.5 miles from both junctions 37 and 38 of the M1 Motorway.

Size: Minimum 6336 SqFt to Maximum 6336 SqFt
(Minimum 589 SqM to Maximum 589 SqM)

Tenure:

Freehold £750,000 Purchase price
(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Smiths
Mr Andrew Corbett
01226 298456
info@smithsestateagents.co.uk

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Property Particulars for

9765

Unit C 3, Carlton Industrial Estate, Shawfield Road, Carlton, Barnsley, South Yorkshire



Unit C2 is a newly built mid terrace industrial unit, with a 5m high roller shutter door and pedestrian door access. The premises comprise of 1,000 square foot with external yard / parking area. Photo depicts a typical unit.

Location: This is a new development complex situated at the top of Shawfield Road located on the well established and popular Carlton Industrial Estate. The site lies approximately 3.5 miles north east of Barnsley town centre and benefits from good road links providing easy access to local amenities and both J37 & J38 of the M1 motorway.

Size: Minimum 1000 SqFt to Maximum 5000 SqFt
(Minimum 93 SqM to Maximum 464 SqM)

Tenure: Leasehold £6.00 per sq ft per annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):
Northern Services Ltd
Mr Paul Marsh
01226 383271
marsh@northernservicescontract.fsnet.co.uk

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Property Particulars for

9761

Unit C 1, Shawfield Road, Carlton Industrial Estate, Carlton, Barnsley, South Yorkshire



Unit C1 is a new build end terrace industrial unit, with a 5m high roller shutter door and pedestrian door access. The premises comprise of 2,000 square foot but could be combined with adjacent units to create a larger unit subject to availability. Photo depicts a typical unit.

Location: This is a new development complex situated at the top of Shawfield Road located on the well established and popular Carlton Industrial Estate. The site lies approximately 3.5 miles north east of Barnsley town centre and benefits from good road links providing easy access to local amenities and both J37 & J38 of the M1 motorway.

Size: Minimum 2000 SqFt to Maximum 4000 SqFt
(Minimum 186 SqM to Maximum 372 SqM)

Tenure: Leasehold £6.00 per sq ft per annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Northern Services Ltd
Mr Paul Marsh
01226 383271
marsh@northernservicescontract.fsnet.co.uk

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Property Particulars for

10040

Unit B 4 , Shawfield Road, Carlton Industrial Estate, Carlton, Barnsley, South Yorkshire



Newly built mid terrace industrial unit with roller shutter door and pedestrian access door. *The unit consists of 1,000 sqare foot and benefits from own* secure fenced yard.
Photo depicts typical unit type.

Location: This is a new development complex situated at the top of Shawfield Road located on the well established and popular Carlton Industrial Estate. The site lies approximately 3.5 miles north east of Barnsley town centre and benefits from good road links providing easy access to local amenities and both J37 & J38 of the M1 motorway.

Size: Minimum 2000 SqFt to Maximum 2000 SqFt
(Minimum 186 SqM to Maximum 186 SqM)

Tenure: Leasehold £6.00 per sq ft per annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Northern Services Ltd
Mr Paul Marsh
01226 383271
marsh@northernservicescontract.fsnet.co.uk

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Property Particulars for

9182

Unit 6D, Carlton Industrial Estate, Carlton, Barnsley, South Yorkshire



Individual unit available early August 2008.

Location: Established Industrial Estate within 3 miles of Barnsley town centre and 5 miles of M1 J37. The proposed West Green Link Road due for completion in 2005 will provide direct access to A1 J37 and M1 J36.

Size: Minimum 1632 SqFt to Maximum 1632 SqFt
(Minimum 152 SqM to Maximum 152 SqM)

Tenure: Leasehold £7,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Ashtenne Industrial Fund Limited
Mr James Pank
0113 232 1145

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