



# FOR SALE / TO LET

Industrial/Warehouse Premises with Expansion Land  
Approx. 66,000 - 134,000 sq ft on 7.96 acres

- Eaves height of up to 10.36 metres
- Large power supply
- Loading via 12 ground level loading doors
- 5 tonne travelling crane
- Large secure yards and loading areas
- 1.54 acres of expansion land

Boundaries are indicative and for identification purposes only.



**Former Safestyle UK Premises, Valley Road, Barnsley, S73 0BS**





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### ACCOMMODATION

Accommodation	Sq m	Sq ft
<b>Building 1</b>		
Warehouse	6,075.66	65,398
Ground Floor Offices / Welfare	163.24	1,757
First Floor Offices	68.18	734
<b>Sub-Total</b>	<b>6,307.08</b>	<b>67,889</b>
<b>Building 2</b>		
Warehouse	5,535.77	59,587
Ground Floor Offices / Welfare	304.05	3,273
First Floor Offices	304.05	3,273
<b>Sub-Total</b>	<b>6,143.87</b>	<b>66,133</b>
Gatehouse	8.18	88
<b>Total</b>	<b>12,459.13</b>	<b>134,110</b>

### DESCRIPTION

The premises provide a detached manufacturing / industrial facility, which is available in part or as a whole and benefits from the following specification:

#### Building 1

- Eaves height up to 6.13 metres
- Cross loading via 6 electric ground level roller shutter doors
- Ancillary offices / welfare facilities
- Good size secure yard and loading areas to the front, side and rear of the property
- Expansion land of 1.54 acres

#### Building 2

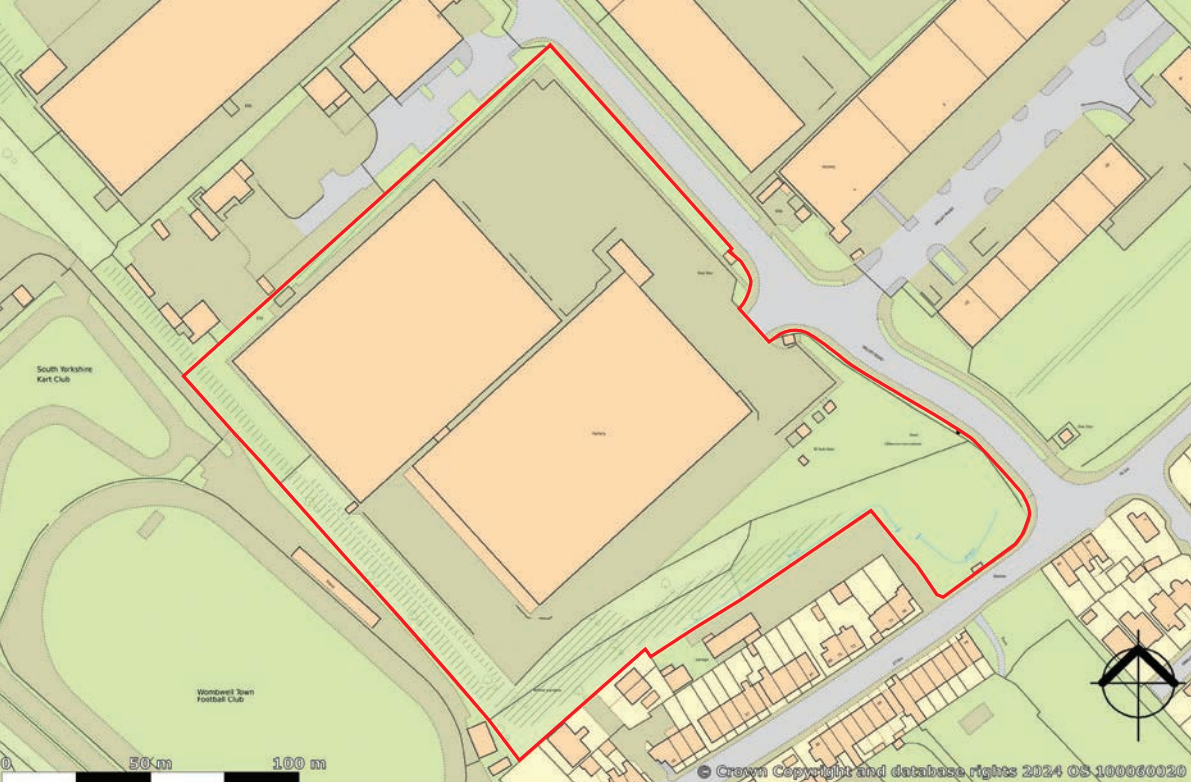
- Eaves height up to 10.36 metres
- Loading via 6 electric ground level roller shutter doors
- 5 tonne travelling crane
- Large concrete yard and loading area with a depth of circa 54 metres
- High quality ancillary offices / welfare facilities

We understand the property benefits from a large power supply split between two substations.

### SITE AREA

The total site area extends to 7.96 acres (3.22 hectares).





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#### **ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

#### **TERMS**

The property is available either to purchase or by way of a new full repair & insuring lease, for a term to be agreed.

Rent & price on application.

#### **LEGAL COSTS**

Each party is responsible for their own legal costs incurred in connection with any transaction.







## LOCATION

The premises are strategically positioned being located circa 1 mile from the Dearne Valley Parkway (A6195), just over 4 miles south east of Barnsley Town Centre and just under 6 miles from both Junctions 36 and 37 M1 Motorway.

Access to the property is off Valley Road, which leads directly to the Dearne Valley Parkway (A6195) via Station Road and Valley Road (A633).

Notable occupiers in close proximity include Naylor's, LNS Turbo, Flexpak, Fresh-pak, Cranswick plc and Crescent Pharma.

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## FURTHER INFORMATION / INSEPCIONS

For further information or to arrange an inspection, please contact;

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