

COMPLETED SCHEME -
LAST FEW UNITS REMAINING



STATION ROAD INDUSTRIAL ESTATE
LAST FEW UNITS REMAINING / AVAILABLE NOW

Newly Refurbished Warehouse/ Industrial / Trade Counter Units

Units Available Individually or Combined

Approximately
2,400 - 36,950 sq. ft

Station Road Industrial Estate, Valley Road, Barnsley, S73 0BS



Fully Secure and Gated Estate



Multiple Ground Level Loading Doors



Eaves Height of up to 6.5 Metres



INTRODUCTION

Station Road Industrial Estate provides a fully refurbished industrial / warehouse / trade counter scheme comprising 17 high specification units.

The estate provides units that individually range from circa 2,400 sq. ft (223 sq. m) up to 5,520sq. ft (513 sq. m) or on a combined basis up to 36,950 sq. ft (3,433 sq. m).

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



SCAN HERE TO VIEW THE FULL CGI SITE FLY-THROUGH.





ACCOMODATION

UNIT		SQ.M	SQ.FT
1&2		991	10,667
3		458	4,930
4	U/O	460	4,951
5	LET	506	5,446
6	LET	505	5,436
7	LET	513	5,520
Sub Total		3,433	36,950
8-11		469	5,048
Sub Total		469	5,048
12	LET	233	2,508
13		233	2,508
14	LET	233	2,508
15		233	2,508
16	LET	233	2,454
17	U/O	223	2,400
Sub Total		1,383	14,886
TOTAL		5,285	56,884

LAND	SOLD	1.6 ACRES
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STATION ROAD INDUSTRIAL ESTATE,
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SPECIFICATION

The units will provide the following features within the specification:



Multiple Electric Ground Level Loading Doors



Dedicated Yard Areas



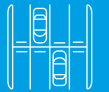
Eaves Height of up to 6.5 Metres



EV Charging Provisions



Fully Secure and Gated Estate



Generous Parking Provisions



Three Phase Power Available



High Quality Ancillary Office / Welfare Provisions



Double Glazed Windows

A 0-25

EPC 'A'

B 26-50

EPC 'B'

TERMS

The premises are available by way of new full repairing and insuring leases for a term to be agreed.

Rent on application.



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LOCATION

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

TIME/MILES TO:

Barnsley Town Centre
12 Minutes (4 Miles)

Junction 36 M1 Motorway
10 Minutes (5.8 Miles)

Junction 37 A1 (M) Motorway
17 Minutes (9.5 Miles)

 **What3words:** received.swoning.films

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