

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

- Fully Secure and Gated Estate
- Multiple Ground Level Loading Doors
- Eaves Height of up to 6.5 Metres

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



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 Naylors, 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	LET	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	UNDER OFFER	233	2,508
14	LET	233	2,508
15	LET	233	2,508
16	LET	233	2,454
17	LET	223	2,400
Sub Total		1,383	14,886
TOTAL		5,285	56,884

LAND	SOLD	1.6 ACRES





STATION ROAD INDUSTRIAL ESTATE,
Valley Road, Barnsley, S73 0BS

SPECIFICATION

The units will provide the following features within the specifcation:

- 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.





STATION ROAD INDUSTRIAL ESTATE,
Valley Road,
Barnsley, S73 0BS

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.swooning.films

CONTACT

Knight Frank

Harry Orwin-Allen

T: +44 11 4241 3912
M: 07467 912 623
E: harry.orwin-allen@knightframk.com

GV &Co™

Paul Mack / Will Woodhall

T: 0113 245 6000
M: 07921 933 636 / 07551 553 471
E: paul@gvproperty.co.uk / will@gvproperty.co.uk

IMPORTANT NOTICE: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). June 2025.