

CLAYCLIFFE BUSINESS PARK CANNON WAY,
BARNSLEY, SOUTH YORKSHIRE S75 1JU

Tandem
INVESTMENTS

Claycliffe Business Park

CANNON WAY, BARNSLEY

Claycliffe Business Park provides a highly popular and modern industrial / trade counter estate which comprises 53 units totalling over 100,000 sq ft of accommodation on a site of circa 16 acres.

The business park offers units from circa 2,500 sq ft up to 20,000 sq ft and the park is set in an actively managed and attractive landscaped environment.

There is an array of local amenities within walking distance from the park including Aldi, Hungry House Public House with Wacky Warehouse, Tesco Onestop and Barugh Green Pharmacy.

Noteable occupiers on the estate include Lincs Electrical, Jollyes, Wellhouse Leisure and Aquaforce.



INTEGRAL OFFICE SPACE



Availability

Modern industrial units located at Claycliffe Business Park, a well established and highly regarded commercial estate.

The units are of contemporary industrial construction with brickwork to the lower elevations and profile metal cladding above.

Accommodation provides functional open plan industrial space suitable for a variety of business uses, with access via roller shutter doors and separate pedestrian entrances.

All units benefit from integral office accommodation together with WC and staff facilities.

UNIT 3 6,304 SQ FT

UNIT 52-53 6,047 SQ FT



ALL UNITS BENEFIT FROM:

- CONTEMPORARY METAL CLADDING ABOVE BRICKWORK ELEVATIONS
- FUNCTIONAL OPEN PLAN INDUSTRIAL SPACE
- ROLLER SHUTTER DOORS AND SEPARATE PEDESTRIAN ENTRANCES
- EAVES HEIGHTS UP TO 6M
- INTEGRAL OFFICE SPACE WITH WC AND STAFF FACILITIES
- NEWLY REFURBISHED THROUGHOUT
- UNIT 3 INCLUDES YARD AREA TO FRONT

CLAYCLIFFE BUSINESS PARK

CANNON WAY, BARNSLEY, SOUTH YORKSHIRE S75 1JU







CLAYCLIFFE BUSINESS PARK

CANNON WAY, BARNSLEY, SOUTH YORKSHIRE S75 1JU



CLAYCLIFFE BUSINESS PARK

CANNON WAY, BARNSLEY, SOUTH YORKSHIRE S75 1JU

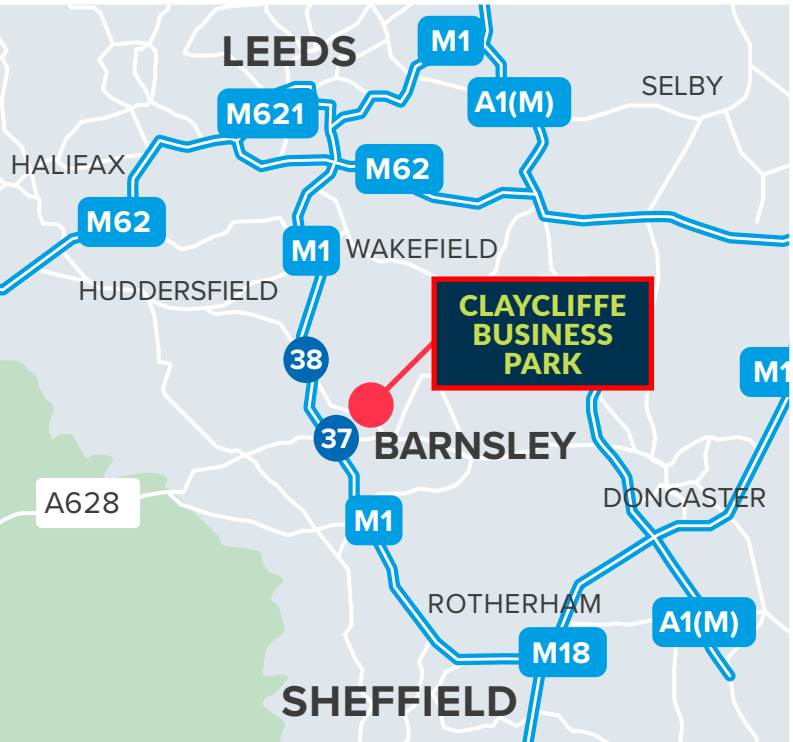
Location

Claycliffe Business Park is a modern and highly popular business location, strategically positioned approximately 2 miles from Barnsley town centre.

The estate is situated just over 2 miles from Junction 37 of the M1 Motorway and approximately 3 miles from Junction 38 of the M1 Motorway. The business park is accessed from Barugh Green Road A635, with individual units accessed via Cannon Way.

J37 / M1 MOTORWAY	**7 MINS / 2.5 MILES**
J38 / M1 MOTORWAY	**8 MINS / 3.5 MILES**
BARNSLEY	**7 MINS / 2.5 MILES**
LEEDS	**31 MINS / 23 MILES**
SHEFFIELD	**32 MINS / 16 MILES**
MANCHESTER	**1 HR 15 MINS / 33 MILES**





Terms

LEASE TERMS
The properties are available by way of new full repairing and insuring leases for a term to be agreed. Rents on application.

EPC
An EPC is available on request.

LEGAL COSTS
Each party to bear their own costs.

VAT
VAT is payable at the prevailing rate.

Contact

Tandem INVESTMENTS

CHLOE ELLERBY
07555 484 630
chloe@tandeminvestments.co.uk

GV & Co gvproperty.co.uk 0113 245 6000

PAUL MACK
07921 933 636
paul@gvproperty.co.uk

WILL WOODHALL
07551 553 471
will@gvproperty.co.uk

Knight Frank 0114 2729750 knightfrank.co.uk

HARRY ORWIN-ALLEN
07467 912 623
harry.orwin-allen@knightfrank.com

The information contained herein was lawfully obtained from sources we consider reliable. Tandem Investments is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and the broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation. September 2026.