For Sale / May Let

Modern Industrial / Warehouse Premises

24,240 sq ft (2,251.97 sq m)

- Located within 1 mile from J37 of the M1 Motorway
- Large secure yard area
- 7.5m eaves height
- 2 x full height ground level loading doors



Boundary for identification purposes only.

Unit 2 Silkstone Court

UPPER CLIFFE ROAD, DODWORTH BUSINESS PARK SOUTH, BARNSLEY, S75 3SP

Location

Unit 2 Silkstone Court is located at Dodworth Business Park, accessed off the A628 Barnsley Road, just under **3 minutes drive from Junction 37 of the M1 Motorway**. The surrounding area is an **established commercial location** home to occupiers including **Magna Colours, Approved Foods, STEF Langdons** and **GXO**.





Just under **3 minutes drive** from
Junction 37 of the M1 Motorway

Nearby Occupiers

MAGNACOLOURS® IMAGINATION INK®

APPROVED FOOD

GXO

LANGDONS A STEF COMPANY

Unit 2 Silkstone Court

UPPER CLIFFE ROAD, DODWORTH BUSINESS PARK SOUTH, BARNSLEY, S75 3SP

Description

The property provides a modern detached warehouse/ industrial facility of steel portal frame construction finished to a specification to include the following:

7.5m eaves height

2 ground level loading doors

Large secure yard area and fully secure site

Dedicated car parking with 24 spaces

All mains services including: Three phase electricity, gas and mains water





Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide with the following Gross Internal Areas:

Accommodation	Sq ft	Sq m
Warehouse	19,596	1,820.53
Two storey offices	4,644	431.44
Total	**24,240**	**2,251.97**

The property sits on a site of 1.37 acres providing a 36.7% site density.

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Terms

The property is available by way of a sale of the freehold interest. The client will also consider a lease of the building. Further details are available on application.

Rateable Value

The property has a current rateable value of £110,000 in the 2026 ratings list.

Interested parties should made further enquiries with the local authority.

Planning

The property has most recently been used for B8 Storage and Distribution. We are not aware of any hours of use or noise restrictions, and would expect B1c Light Industrial to be acceptable in principle. Interested parties should satisfy themselves in this regard.

EPC

The building has an EPC rating of D - 82. A copy can be provided on request.

Legal costs

Each party to bear their own legal costs including any transaction VAT.

Viewings

For further information or to arrange a viewing please contact either of the joint agents:

GV&Co™ PROPERTY CONSULTANTS

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We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. August 2026.