

MODERN INDUSTRIAL/WAREHOUSE PREMISES WITH DEMISED YARD/CAR PARK

FOR SALE/TO LET



**BUILDING 2, VALLEY ROAD, WOMBWELL, BARNSELY
S73 0BS**

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**BTG
Eddisons**

Building 2, Valley Road, Wombwell

Barnsley, S73 0BS



Tenure

For Sale/To Let



Property Type

Industrial



Price/Rental

On application



Size

6,143.87sq m (66,133sq ft)



Location

Barnsley, S73 0BS



Property ID

731.4536a (1219326)

For Viewing & All Other Enquiries Please Contact the Joint Agents:

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Property

The premises provide a modern manufacturing/industrial facility, which benefits from the following specification:-

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

Building 2	m ²	ft ²
Warehouse	5,535.77	59,587
Ground Floor Offices/Welfare	304.05	3,237
First Floor Offices	304.05	3,273
Sub Total	6,143.87	66,133

Energy Performance Certificate

The property has an Energy Performance Assset Rating of **C**. Further information is available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

We understand the property benefits from a large power supply split between two substations. We understand this to be c2,200 KVA across both buildings.

Rates

The property will require reassessing upon occupation.

Terms

The property is available **For Sale/To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Price/Rental

Price/Rental on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

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 of the 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 Cresnet Pharma.









