

To Let

CARTER  
TOWLER

CBRE

# Elmhirst Park

157,554 sq ft (14,637 sq m)



ELMHIRST PARK,  
MIDDLEFIELD RD,  
BARNLEY  
S75 4LS

FULLY FITTED, TEMPERATURE CONTROLLED INDUSTRIAL WAREHOUSE UNIT





Elmhirst Park comprises a modern, good quality, distribution warehouse with office accommodation across two floors.

The property sits within a secure site with extensive HGV and car parking areas.

## Specification



FULLY FITTED WITH  
LIGHTING & RACKING



TEMPERATURE  
CONTROLLED FITOUT



8 DOCK LEVEL  
LOADING DOORS  
(including 2 euro dock level doors)



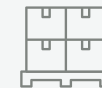
2 GROUND LEVEL  
LOADING DOORS



9.8M CLEAR  
INTERNAL HEIGHT



UP TO 58 METRE  
YARD DEPTH



21,772 PALLET  
POSITIONS



131 PARKING  
SPACES



EPC  
(B)43



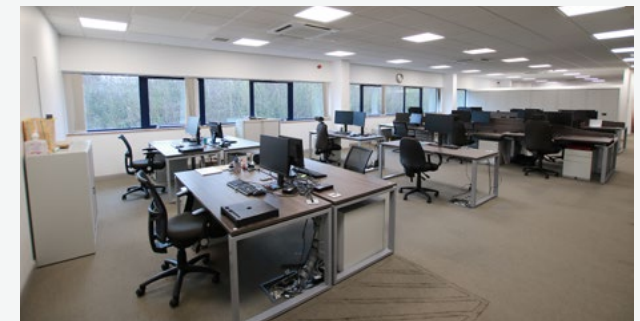
SECURE SITE WITH  
ELECTRIC GATES



# Schedule of Accommodation

AREA	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	142,579	13,246
Ground Floor Office	7,699	715
First Floor Office	7,276	676
<b>TOTAL</b>	<b>157,554</b>	<b>14,637</b>

*\*Measured on basis of Gross Internal Area*



# Location

The property is in an excellent location, fronting the Dodworth by-pass (A628), less than a mile from J37 M1.



## DRIVE TIMES

**Junction 37, M1 Motorway**  
3 minutes (0.9 miles)

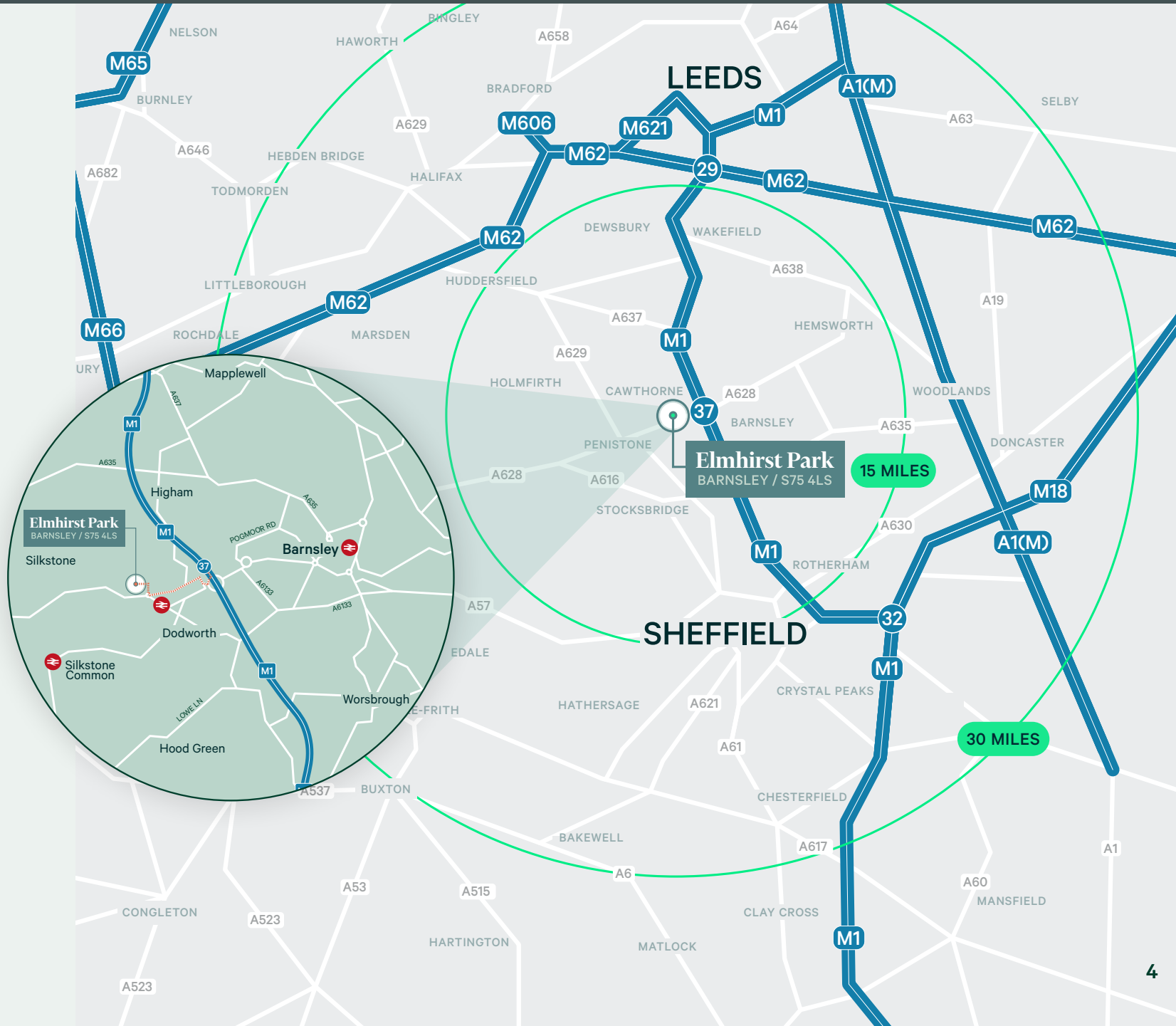
**Barnsley Town Centre**  
7 minutes (2.5 miles)

**Junction 29, M62 Motorway**  
18 minutes (15.9 miles)

**Junction 32, M1 Motorway**  
20 minutes (16.9 miles)

**Sheffield City Centre**  
27 minutes (15.5 miles)

**Leeds City Centre**  
29 minutes (21.6 miles)



**TO LET**  
**ELMHIRST PARK (157,554 SQ FT)**

Description

Accommodation

Location

Further Information



## Terms

The property is available by way of a sublease or a new lease directly with the landlord.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Business Rates

Rateable Value 23/24 :  
£795,000

Estimated Rates Payable 23/24 :  
£424,070

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## Contacts

Viewing is strictly by prior appointment, please contact:

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