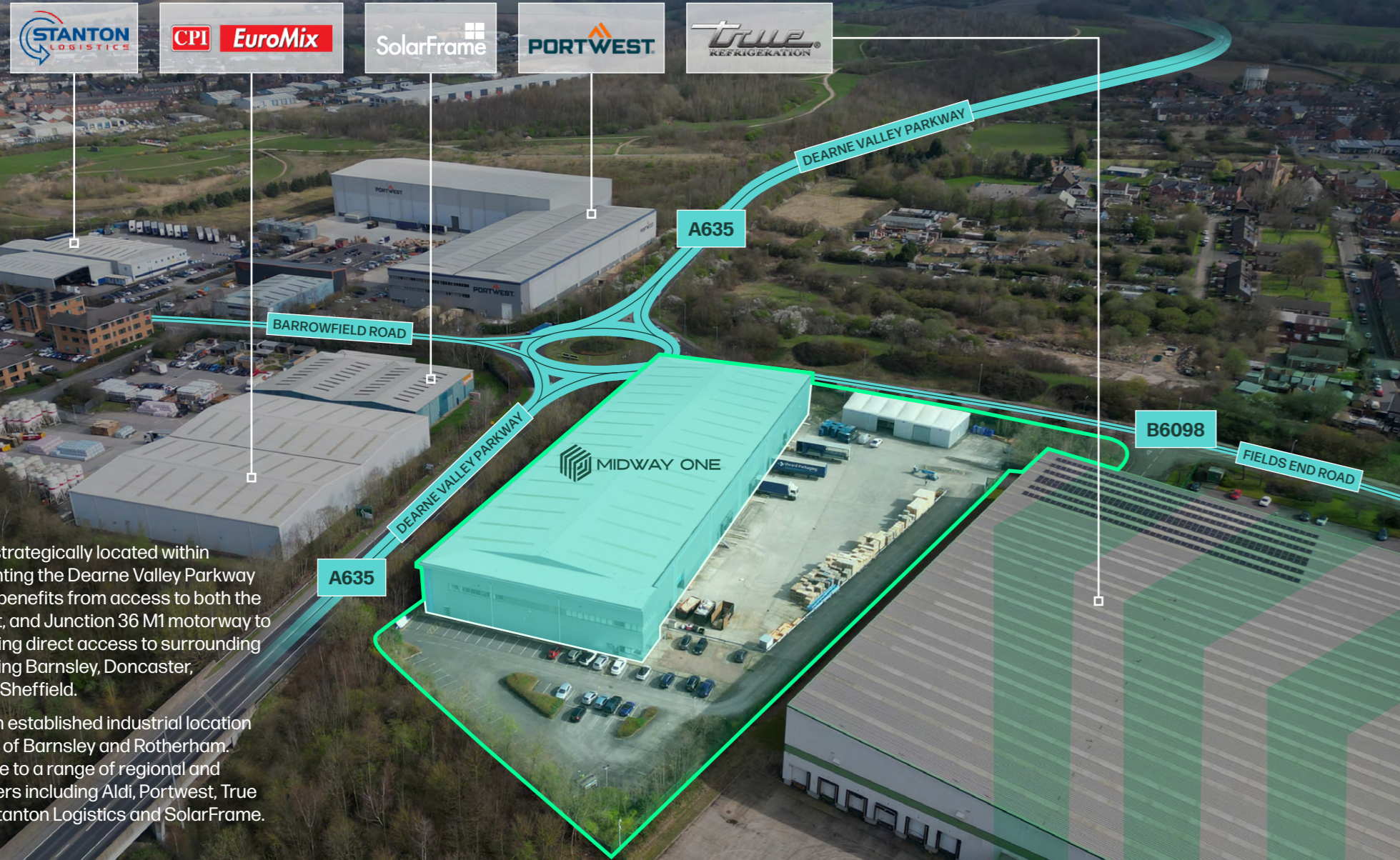




TO LET
68,195 SQ FT

Industrial Warehouse unit / To be refurbished
DROVES DALE ROAD, GOLDTHORPE, ROTHERHAM, S63 9FD

A1(M),J37 ↗ 4.3 miles, 8 minutes
Doncaster ↗ 8.2 miles, 17 minutes
M1,J36 ↗ 8.7 miles, 18 minutes
Sheffield ↘ 27 miles, 36 minutes

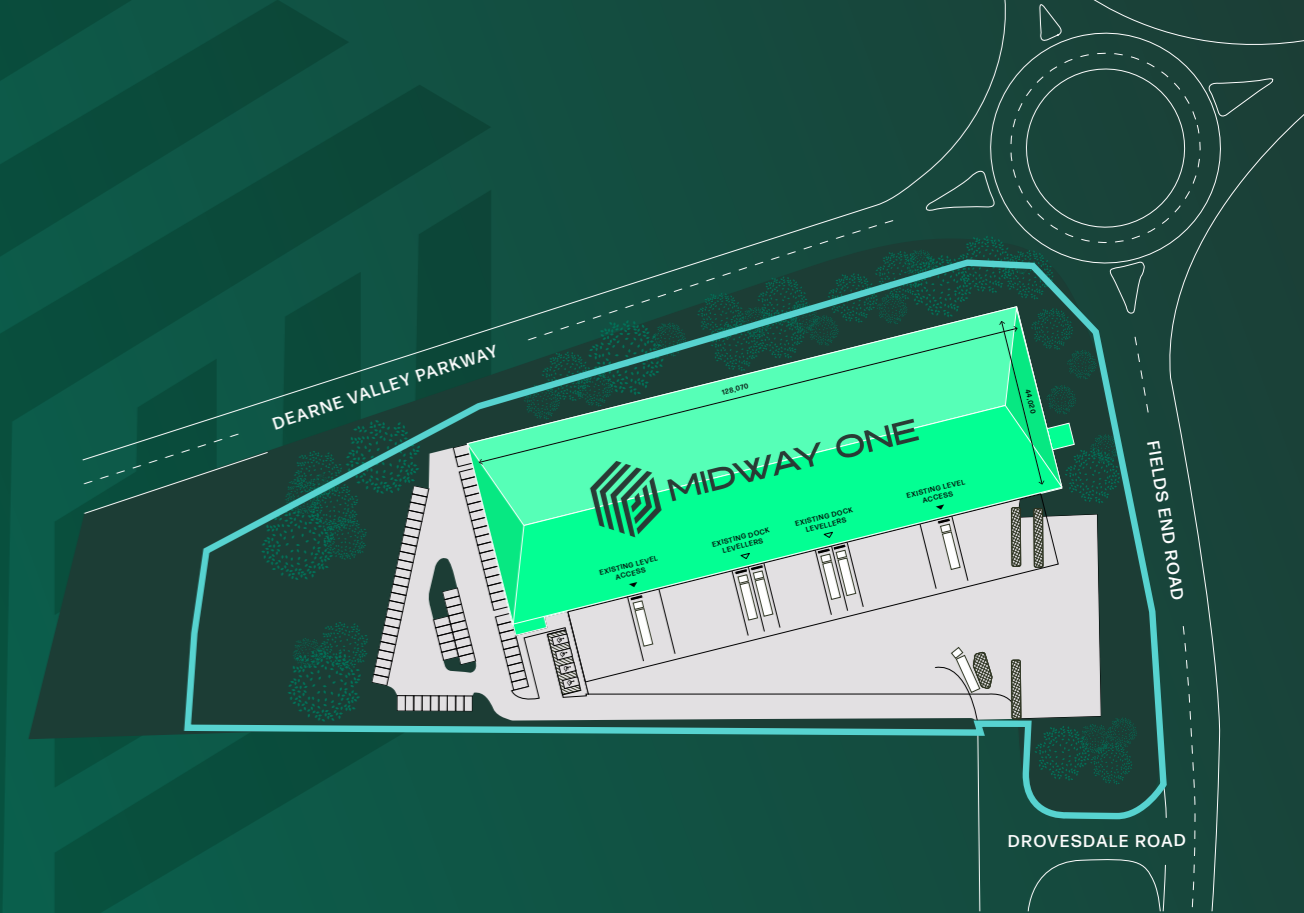


Midway One is strategically located within Goldthorpe, fronting the Dearne Valley Parkway (A635). The unit benefits from access to both the A1(M) to the east, and Junction 36 M1 motorway to the west, providing direct access to surrounding locations including Barnsley, Doncaster, Rotherham and Sheffield.

Goldthorpe is an established industrial location at the boundary of Barnsley and Rotherham. The area is home to a range of regional and national occupiers including Aldi, Portwest, True Refrigeration, Stanton Logistics and SolarFrame.

The Building comprises a detached Industrial/Warehouse unit with ancillary office accommodation, which is due to go under refurbishment. The unit is set within a secure site with a large loading yard and separate car parking.

- Eaves height of 10 metres
- 2 ground level loading doors
- 4 dock level loading doors
- Yard depth of 50 metres
- 3 Phase Power Supply
- EPC rating C-70
- 69 car parking spaces
- Large secure yard with trailer parking
- 50 kN/per Sq M floor loading
- Warehouse fitted with LED lighting
- Fitted office space



ACCOMMODATION	sq ft	sq m
Warehouse	64,776	6,017.8
Office	3,419	317.7
Total (GIA)	68,195	6,335.5

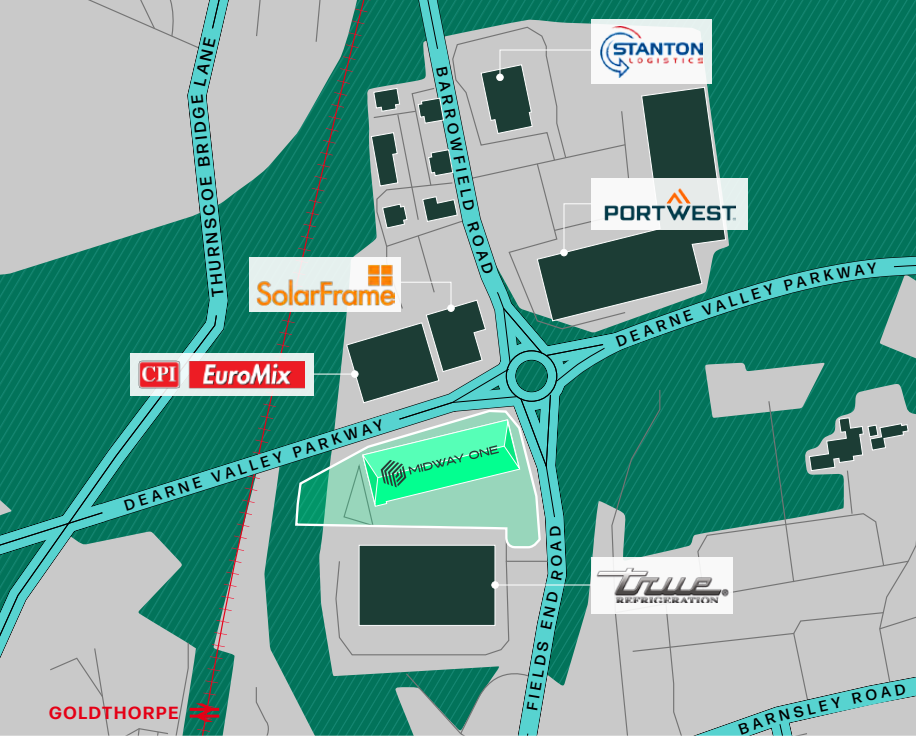
KEY DEMOGRAPHICS

£541
Barnsley average weekly wage
Yorkshire and The Humber £564
GB average £612.80

7.9M
People living within
an hour's drive

23.4%
Barnsley population working
in manufacturing & logistics
GB average 13%

SOURCE: ONS



DISTANCES

A1(M), J37	4.3 mi	8 min
Doncaster	8.2 mi	17 min
M1, J36	8.7 mi	18 min
Barnsley	8.5 mi	20 min
Sheffield	27 mi	36 min
Leeds	29.9 mi	52 min

RATING

The property has the following assessment.

Description: Workshop and Premises.
Rateable Value: 233,000.

Interested parties should confirm the rates payable with the rating department.

VAT

All figures are subject to VAT where applicable.

FOR MORE INFORMATION PLEASE CONTACT



ANTI MONEY LAUNDERING

The tenant will be required to satisfy AML requirements.

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

TERMS

The accommodation is available to let by way of a lease.

Rebecca Schofield
 07776 172123
 Rebecca.Schofield@knightfrank.com

Harry Orwin-Allen
 07467 912623
 Harry.Orwin-Allen@knightfrank.com

Danielle Raunjak
 07714 145 984
 Danielle.Raunjak@cbre.com

Mike Baugh
 07785 284994
 Mike.Baugh@cbre.com

Comprehensive support is available through Barnsley MBC's Enterprise Barnsley Team, including guidance on access to finance, recruitment and training.

For more information contact **Shaun Higginbottom**
 Shaunhigginbottom@barnsley.gov.uk

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