

# FREEHOLD FOR SALE SELF-CONTAINED INDUSTRIAL ESTATE



UNITS 1-15 STATION ROAD INDUSTRIAL ESTATE, VALLEY ROAD, WOMBWELL, S YORKS S73 0BS

On the instructions of R J Harrision and W J Wright of Interpath Advisory  
Acting As Joint Administrators of HPAS Ltd t/a Safestyle UK

Site Area: 4.36 acres (1.77 Ha)  
Floor Area: 62,143 sq ft (5,773 sq m)





## THE OPPORTUNITY

- Former Safestyle UK premises comprising a secure self-contained estate of fifteen warehouse units arranged across three terraces
- 62, 143 sq ft (5,773 sq ft) of accommodation on a site of 4.363 acres (1.766 hectares)
- Includes un-developed/expansion land extending to 1.27 acres (0.51 acres) which benefits from frontage to Station Road
- Situated within the established Station Road Industrial Estate in Wombwell
- Providing an attractive proposition for both investors and owner occupiers. Offers sought in the region of £2,750,000 (plus VAT if applicable)
- Hilco are also offering the neighbouring Safestyle UK premises for sale



## LOCATION

The property is located 5 miles southeast of Barnsley, 8 miles north of Rotherham, 12 miles northeast of Sheffield and 24 miles south of Leeds. The location is approximately 7 miles from junction 37 (A628) and 5 miles from junction 36 (A61) of the M1. The A635 is 1.5 miles northeast of the subject property and offers connections to Barnsley and Doncaster.

Wombwell has a railway station, offering services to Sheffield, Huddersfield and Leeds, which then connect to regional centres across the UK. Leeds Bradford Airport is located 38 miles northwest and Manchester airport is located 47 miles to the west of the subject properties. As of the 2021 census, Wombwell had a population of 16,755.

Units 1 – 15 are situated on Valley Road in the established industrial area of Station Road Industrial Estate. Nearby Occupiers include Naylor Industries, Linpac Services, CRS Group, BDB Ltd and Right Logistics.

## DESCRIPTION

Former Safestyle UK premises comprising a secure self-contained estate of fifteen warehouse/industrial units arranged across three terraces on a site of 4.363 acres (1.766 ha) situated on the Station Road Industrial Estate in Wombwell.

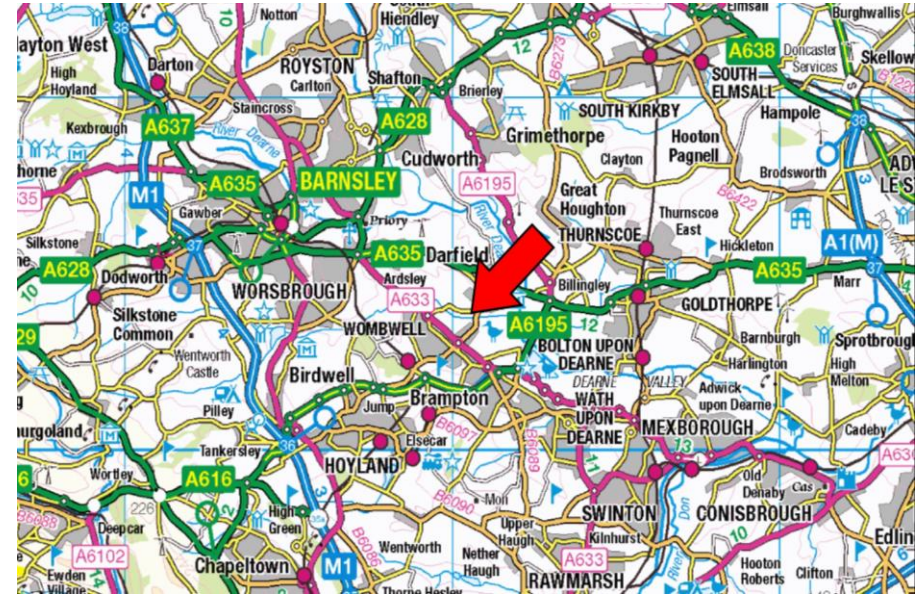
Access to the fenced site is currently controlled by vehicular and pedestrian turnstile security barriers on Valley Road.

The property is arranged to provide inter-connecting accommodation across the various individual units but would suit adaption to provide a self-contained industrial estate as well as offering potential for owner occupation.

The site is offered for sale by the Joint Administrators of HPAS Limited t/a Safestyle UK in conjunction with the Company's neighbouring distribution/manufacturing site on the opposite side of Valley Road. Offers will be considered for either both premises or the sites in isolation.

### Expansion Land

The property includes potential development/expansion land to the south (highlighted in blue on the plan opposite), fronting Station Road which comprises approximately 1.3 acres. The land is currently laid to grass covering with some tree and shrub species in its eastern and southwest corner. There is a raised bank within this land to the rear of Units 10-15. The land is secure and entirely enclosed by steel palisade fencing and offers the opportunity for future development to a purchaser.







## ACCOMMODATION

The property provides the following approximate Gross Internal Areas:

ACCOMMODATION	Sq M	Sq Ft
Units 1-5	3,530	37,997
Units 6-9	462	4,977
Units 10-15	1,781	19,169
<b>Total</b>	<b>5,773</b>	<b>62,143</b>

### Units 1-5

Units 1-5 are situated in the northern part of the site. There are seven bays of industrial space with steel frame, concrete floor, brick and panel clad elevations, under dual pitched fibre cement panel roof sections, fitted with insulating panels. Three of the units towards the east of the terrace have partitioned areas with first floors, containing basic offices, WCs and staff welfare areas. There is a roller shutter loading door within each bay along its southern side, opening onto the yard area and Valley Road. The units are heated by gas fired warm air blowers, lit by strip and sodium lights, and there is a 3.2 tonne travelling crane fitted in one unit. Eaves height 5.4m (4.4m minimum to frame).

### Units 6-9

These units are of laminate profile steel sheet clad elevations and canted roofs. Lower internal elevations are of painted blockwork. One unit is partitioned from the rest which are open plan and interconnected. The separated unit has a partitioned office. Each unit is fitted with a roller shutter loading door, within the higher elevation fronting Valley Road. There is a concrete yard to the front of the units, with drainage. There is also some site infrastructure including permanent traffic barriers. Eaves height 5.4m (4.4m minimum to frame).

### Units 10-15

Units 10-15 are of similar overall construction and age to Units 6-9. Units 10-13 are in light industrial use. Units 14-15 are a separate adjoining building, with a mezzanine floor across both units providing offices accommodation, reception, changing, welfare, kitchens etc. The mezzanines offices have suspended ceilings, raised floors, fluorescent lighting and comfort cooling. The roller shutter doors have been replaced in units 14 and 15 with UPVC pedestrian doors and windows. The external area to the front of these units comprises loading, parking, and landscaped areas. Eaves height 5.2m (4.7m minimum to frame).

## TERMS

Offers in the region of **£2,750,000** are invited for the freehold interest (plus VAT if applicable).

## SALE PROCESS

It is intended that the property will be sold by way of private treaty. The vendors are not bound to accept the highest, or indeed any offer received.

## VACANT POSSESSION

The property is offered with vacant possession.

## FURTHER INFORMATION

Additional information is available from the sole marketing agents, and any requests for further information should be made via the agents. Viewings strictly via the sole agents, Hilco Global Real Estate Advisory.

## LEGAL COSTS

Each party is to bear their own legal costs.

## TENURE

The property is held freehold.

## PLANNING

The subject property is located in an area administered by Barnsley Metropolitan Borough Council. Interested parties should make their own enquiries of the Local Planning Authority to satisfy themselves as to the suitability of the site for their intended use for the property.

## BUSINESS RATES

Ratable Value of £149,000.

## EPCS

EPC assessments are available and will be provided to applicants.





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