

DISTRIBUTION/MANUFACTURING PREMISES FREEHOLD FOR SALE



FORMER SAFESTYLE UK PREMISES, VALLEY ROAD, WOMBWELL, SOUTH YORKSHIRE S73 0BS

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

Site Area: 7.96 acres (3.271 Ha)
Floor Area: 133,367 sq ft (12,390 sq m)



THE OPPORTUNITY

- Former Safestyle UK premises comprising a manufacturing and distribution hub with associated office content and secure yard
- Accommodation comprises a modern distribution warehouse (completed in 2017) extending to 67,234 sq ft (6,246 sq m)
- With original 3 bay manufacturing premises extending to 66,133 sq ft (6,144 sq m)
- Secure self-contained site extending to 7.96 acres (3.271 hectares)
- Situated within the established Station Road Industrial Estate in Wombwell
- Offers sought in the region of £6,000,000 (plus VAT if applicable)
- Hilco are also offering the neighbouring Safestyle UK premises (Units 1-15) 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.

The subject property is situated on Valley Road in the established industrial area of Station Road Industrial Estate. There is residential use to the site's southern boundary and Wombwell Town Football Club to the southwestern boundary. Nearby Occupiers include Naylor Industries, Linpac Services, CRS Group, BDB Ltd and Right Logistics.

DESCRIPTION

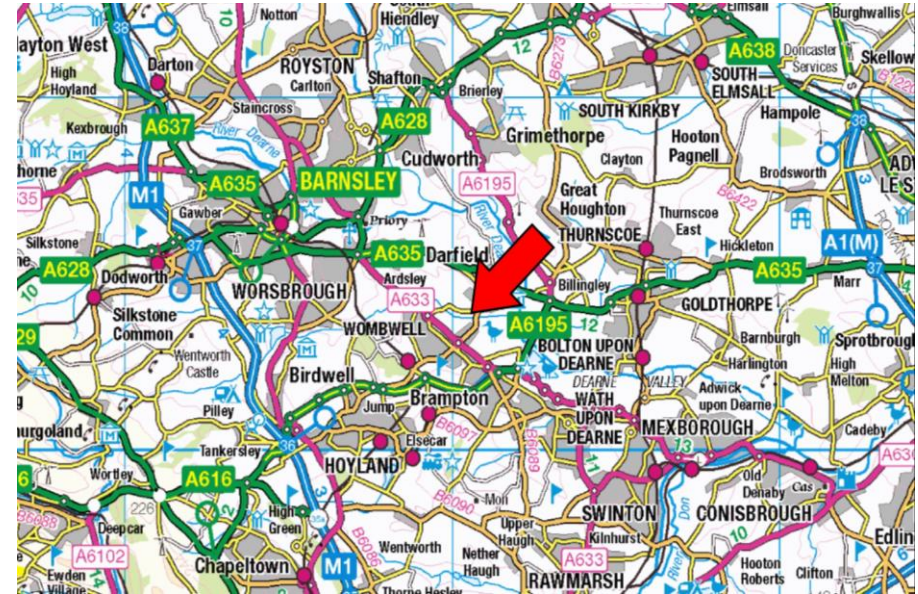
Modern factory Building (Glass Factory)

This building was constructed in 2016 and comprises an industrial unit of steel frame construction in three bays, with concrete floor and laminate panel cladding to elevations and dual pitched roof sections which incorporate roof lights. There is a two-storey section with offices, staff welfare areas, canteen etc. The front elevation is fitted with roller shutter loading doors. Lighting is fitted through-out. A yard of concrete constructions with incorporated drainage extends to the front of the property and there are concrete walkways along the northern and eastern boundary. The unit offers clean well-lit manufacturing space, with eaves height of 7.9m (7.1m minimum to frame).

Original factory (PVC)

The building is constructed around a steel frame, in three bays, with concrete floor. The dual pitched roof sections to each bay are of fibre cement panelling, with roof lights. Elevations are brick, overlaid with profile steels sheets to the front. There are 3 roller shutter doors to the front and loading canopy with further vehicular access to the rear, The front yard is of concrete construction whereas the circulation and car park areas along the south and rear are mainly tarmac. There is a small lightweight internal structure utilised as a partitioned office at ground and first floor, to the front of the property against the southern elevation. Eaves height of 4.3m (3.3m minimum to frame).

The two factories interconnect at one point, suitable for forklift access, but could be made separate if required. The site contains a fenced area containing Argon tanks and associated plant, there is also a brick amenity block of masonry construction.





ACCOMMODATION

The property provides the following approximate Gross Internal Areas:

ACCOMMODATION	Sq M	Sq Ft
New Factory (Glass)	6,246	67,234
Original Factory (PVC)	6,144	66,133
Total	12,390	133,367

TERMS

Offers in the region of **£6,000,000** are invited for vacant possession of the freehold interest (plus VAT if applicable).

Each party is to bear their own legal costs.

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.

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.

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 £352,500

EPCS

EPC assessments are available and will be provided to applicants.

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November 2023

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