

# Dodworth Business Park

BARNSELY, SOUTH YORKSHIRE, S75 4LD

**WATLING**  
REAL ESTATE



**FOR SALE - 313,156 SQ FT (29,093 SQ M) / 23 ACRES (9.32 HA)**

Rare opportunity to acquire large freehold industrial & manufacturing facility with expansion potential adjacent to Junction 37 of the M1



# Highlights

**WATLING**  
REAL ESTATE

- + Significant freehold industrial opportunity
- + Excellent connectivity - 1 mile from Junction 37 of the M1 and less than ½ a mile from Dodworth Railway Station
- + Extends in total to 313,156 sq ft across two main buildings
- + 23.02 acres (9.32 ha) with a low site density of 32 %
- + Expansion land of c.3.61 acres (1.46 ha) for further building or yard area (STP)
- + Existing power supply of 2.5 MVA with additional capacity reserved of 6.5 MVA
- + Full sprinkler system throughout warehouse accommodation
- + Potential for full scale redevelopment (STP)
- + Available with vacant possession

**OFFERS IN THE REGION OF £20,000,000**



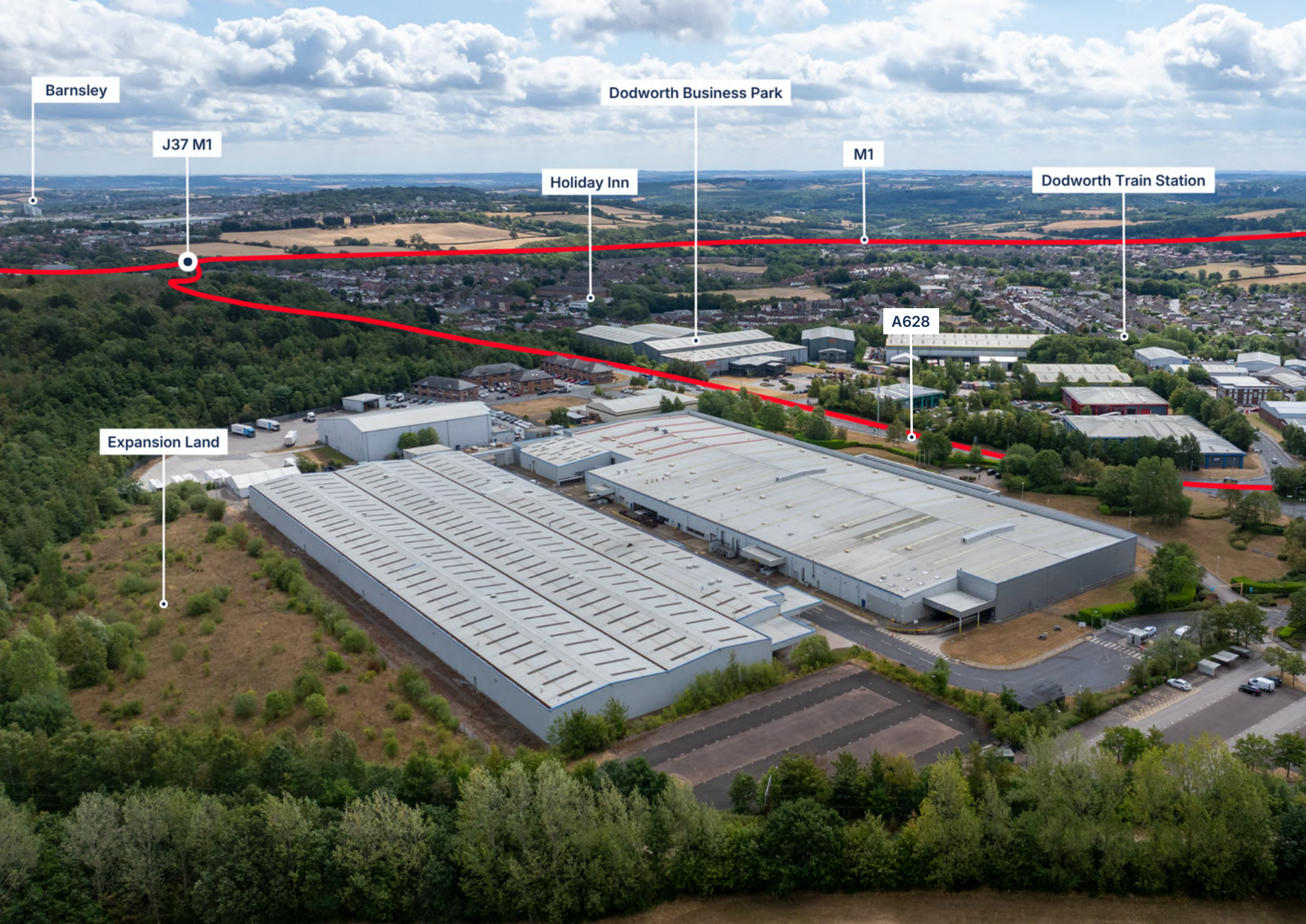
# Location

The property is situated on the established Dodworth Business Park, providing excellent connectivity to Junction 37 of the M1 less than 1 mile to the east via the A628 Whinby Road. Dodworth Railway Station is less than ½ mile to the south.

Barnsley city centre is approximately 2.5 miles to the east, Sheffield 16 miles to the south, and Leeds approximately 23 miles to the north.

The surrounding area accommodates a variety of industrial occupiers including KDA Wholesale Limited, Albion Valves UK Ltd and STEF Langdons.





Barnsley

J37 M1

Dodworth Business Park

Holiday Inn

M1

Dodworth Train Station

A628

Expansion Land

# Description

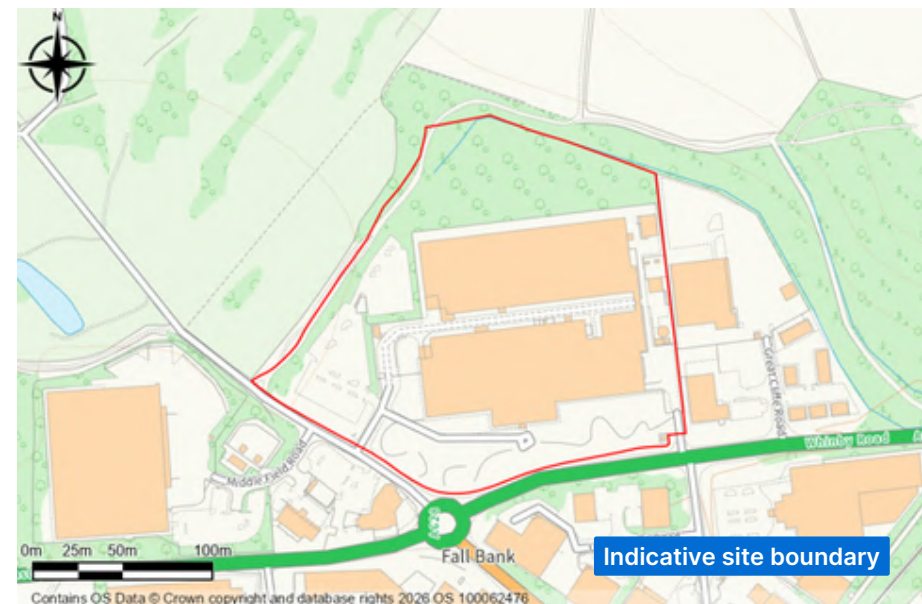
**The property comprises a substantial industrial manufacturing facility arranged across two detached units, providing a highly versatile facility that's purpose-built to support large-scale industrial operations. Both warehouses are of steel portal frame construction with insulated clad elevations and roofing systems incorporating extensive rooflights, creating bright and efficient working environments with excellent levels of natural light throughout.**

The southern unit called Warehouse 1 benefits from a prominent headquarters-style office frontage, featuring an impressive glazed reception area providing a mix of open-plan and private offices, meeting rooms and staff welfare facilities. The adjoining warehouse space offers extensive production and storage accommodation, incorporating concrete floors with service pits and a layout designed to support a variety of manufacturing processes.

The northern unit called Warehouse 2 provides further high-quality industrial accommodation of a similar specification, offering expansive warehouse and production space together with ancillary offices, welfare facilities and mezzanine accommodation. The flexible layout is ideally suited to manufacturing, engineering, logistics and distribution occupiers, while also providing scope for adaptation to meet specific operational requirements.

Externally, the property benefits from generous staff and visitor parking, a dedicated service road linking the two units, extensive service yard areas and a smaller self-contained warehouse currently used as an oil store. Access is via Elmhirst Lane and Whinby Road, with the site benefiting from perimeter fencing and a secure gated entrance with a dedicated security gatehouse.

The combination of modern manufacturing accommodation, secure site infrastructure and substantial expansion land provides a rare opportunity for owner-occupiers, investors or businesses seeking future growth potential.



# Specification

## Warehouse Specification includes:

- 4 dock level loading doors
- 10 level access doors
- 7.5m maximum working height
- Gas to site
- 240 car parking spaces
- Full sprinkler installation with dedicated sprinkler tank and pump house
- Mechanical heating and cooling systems serving the production accommodation
- Air handling units located primarily within mezzanine areas
- Securely enclosed site with electrically operated gates and barriers
- Lighting throughout
- Option of Racking available
- Staff welfare and cafeteria

## Office Specification includes:

- Access floors
- Suspended ceilings
- Central heating system
- Carpeted floors
- Data Room
- Comfort cooling and mechanical ventilation to office and welfare areas
- Kitchenette
- Doctors office and treatment room



# Connectivity

Occupiers benefit from excellent regional and national accessibility, with Barnsley, Sheffield, Leeds and Doncaster all within easy reach. The property's central location within South Yorkshire provides convenient access to a skilled labour force, key suppliers and major customer markets.

|  Cities |                      |                       |                       |                       |                       |                       |                       |                       |                       |
|------------------------------------------------------------------------------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                                                          | Barnsley             | Rotherham             | Sheffield             | Leeds                 | Doncaster             | York                  | Manchester            | Hull                  | Liverpool             |
|                                                                                          | 2.5 miles<br>10 mins | 13.5 miles<br>18 mins | 15.9 miles<br>26 mins | 23.4 miles<br>28 mins | 30.4 miles<br>35 mins | 45.4 miles<br>50 mins | 33.7 miles<br>60 mins | 71.5 miles<br>70 mins | 88.5 miles<br>90 mins |

|  Airports |                       |                       |                       |                       |
|--------------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                                                            | Leeds Bradford        | East Midlands         | Manchester            | Heathrow              |
|                                                                                            | 33.4 miles<br>45 mins | 61.3 miles<br>60 mins | 39.8 miles<br>60 mins | 176 miles<br>200 mins |

|  Road |                  |                     |                       |                       |
|------------------------------------------------------------------------------------------|------------------|---------------------|-----------------------|-----------------------|
|                                                                                          | M1 J37           | M1 J32 (M18)        | M62 J29               | A1(M) J37             |
|                                                                                          | 1 mile<br>3 mins | 17 miles<br>20 mins | 15.2 miles<br>16 mins | 18.2 miles<br>32 mins |

|  Ports |                       |                       |                        |
|-------------------------------------------------------------------------------------------|-----------------------|-----------------------|------------------------|
|                                                                                           | Hull                  | Immingham             | Liverpool              |
|                                                                                           | 70.3 miles<br>65 mins | 73.8 miles<br>75 mins | 93.2 miles<br>100 mins |

## Demographics



Average weekly earnings £692  
(5% lower than the UK average)



Manufacturing employment  
12.1% of all jobs, (UK average 8%)



1-hour drive-time catchment 3.5  
to 5 million people

# Accommodation

The accommodation provides the following Gross Internal Floor Area (GIA):

| Description         | Sq M             | Sq Ft          |
|---------------------|------------------|----------------|
| Warehouse 1         | 9,672.35         | 104,113        |
| Offices/Stores (GF) | 3,204.66         | 34,495         |
| Storage (Mezzanine) | 216              | 2,325          |
| Office (GF)         | 951.72           | 10,244         |
| <b>Sub Total</b>    | <b>14,044.73</b> | <b>151,177</b> |

|                    |                  |                |
|--------------------|------------------|----------------|
| Warehouse 2        | 9,590.20         | 103,229        |
| Office/Stores (GF) | 3,182.93         | 34,261         |
| Office (Mezzanine) | 2,131.41         | 22,943         |
| <b>Sub Total</b>   | <b>14,904.54</b> | <b>160,433</b> |

|                       |        |       |
|-----------------------|--------|-------|
| Oil Storage/Warehouse | 143.63 | 1,546 |
|-----------------------|--------|-------|

|              |                  |                |
|--------------|------------------|----------------|
| <b>Total</b> | <b>29,092.90</b> | <b>313,156</b> |
|--------------|------------------|----------------|



# Further Information

## Site Area

The property extends to a total of 23.02 acres (9.32 hectares).

## EPC Rating

The EPC certificate is available upon request.

## Business Rates

The property is understood to have a Rateable Value of £1,081,969.

Business Rates are currently 50.8p in the £ using the current multiplier for 2025/ 2026.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## Tenure

The Freehold of the property is available for sale with the benefit of vacant possession.

The property is held Freehold under Title Number SYK295542.



# Further Information

## Guide Price

Offers in the region of £20,000,000.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Data Room

A data room is available containing supplemental information. Please contact us for access.

## Viewings

By appointment with Watling Real Estate only.

## Costs

Each party will be responsible for their own professional costs incurred in the transaction.



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