

MIDWAY ONE

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INDUSTRIAL WAREHOUSE UNIT
REFURBISHMENT COMPLETE

DROVES DALE ROAD,
GOLDTHORPE, ROTHERHAM,
S63 9FD



TO LET / FOR SALE
68,195 SQ FT



WORK. MOVE. GROW. MIDWAY ONE

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.



4 DOCK LEVEL
LOADING DOORS



2 GROUND LEVEL
LOADING DOORS



1,500 KVA
POWER SUPPLY

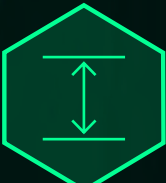


PRIME LOCATION WITH
ACCESS TO J37 A1(M)
AND J36 M1



MIDWAY BETWEEN EVERYTHING THAT MATTERS

The building comprises a detached industrial/warehouse unit with ancillary office accommodation. The unit is set within a secure site with a large loading yard and separate car parking.



EAVES HEIGHT
OF 10 METRES



1,500 KVA
POWER SUPPLY



4 DOCK LEVEL
LOADING DOORS



69 CAR PARKING
SPACES



50 KN/PER SQ M
FLOOR LOADING



FITTED OFFICE
SPACE



2 GROUND LEVEL
LOADING DOORS



EPC RATING
A-24



YARD DEPTH
OF 50 METERS



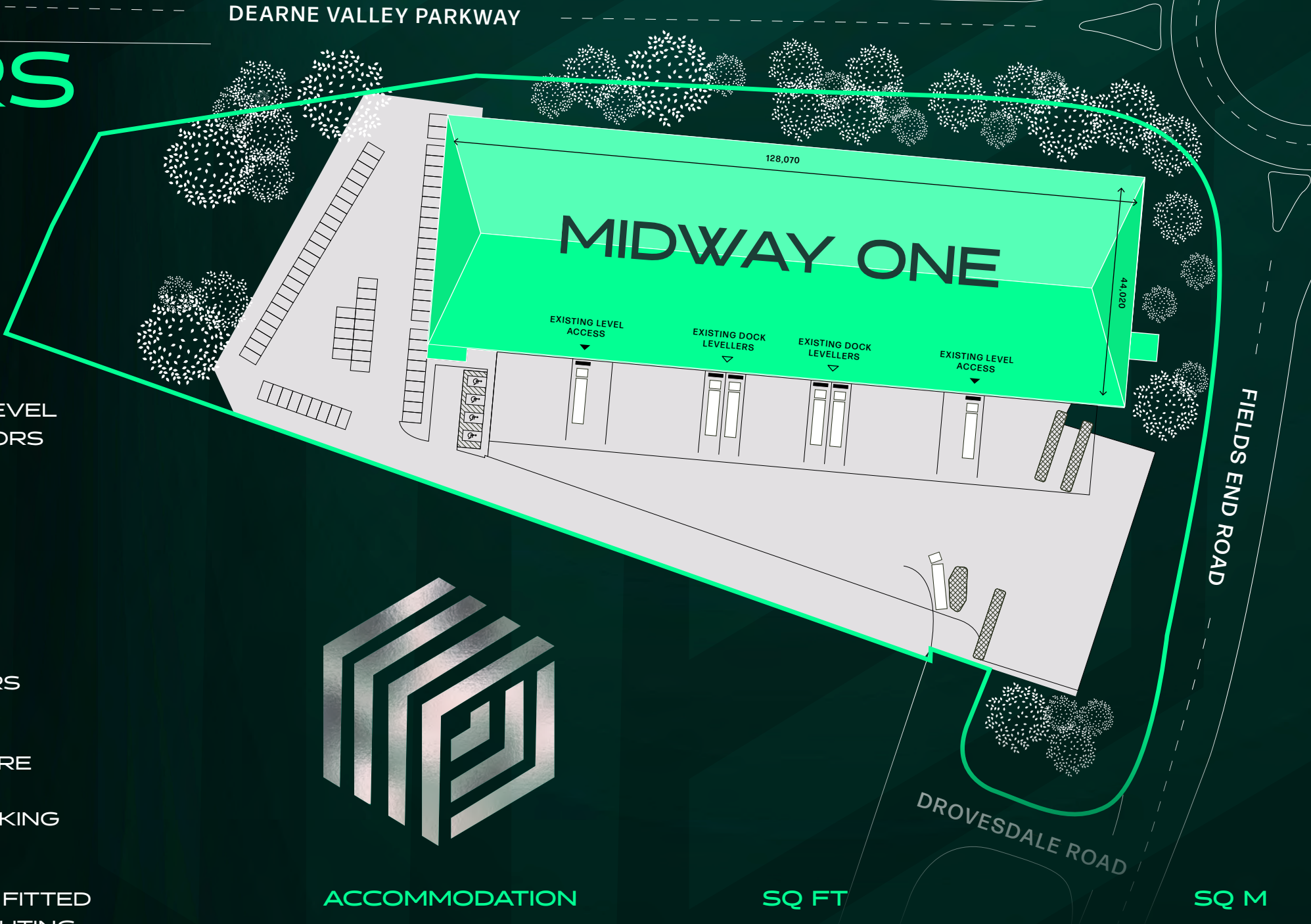
LARGE SECURE
YARD WITH
TRAILER PARKING



WAREHOUSE FITTED
WITH LED LIGHTING



4 EV CHARGING
SPACES



ACCOMMODATION	SQ FT	SQ M
Warehouse	64,776	6,017.8
Office	3,419	317.7
TOTAL (GIA)	68,195	6,335.5





MIDWAY BETWEEN EVERYTHING THAT MATTERS



MIDWAY ONE



EuroMix



SolarFrame

PORTWEST



Barrowfield Road

Dearne Valley Parkway

A635

Fields End Road

B6098

M1,J36
8.7 miles, 18 minutes ↙

Barnsley
8.5 miles, 20 minutes ↙

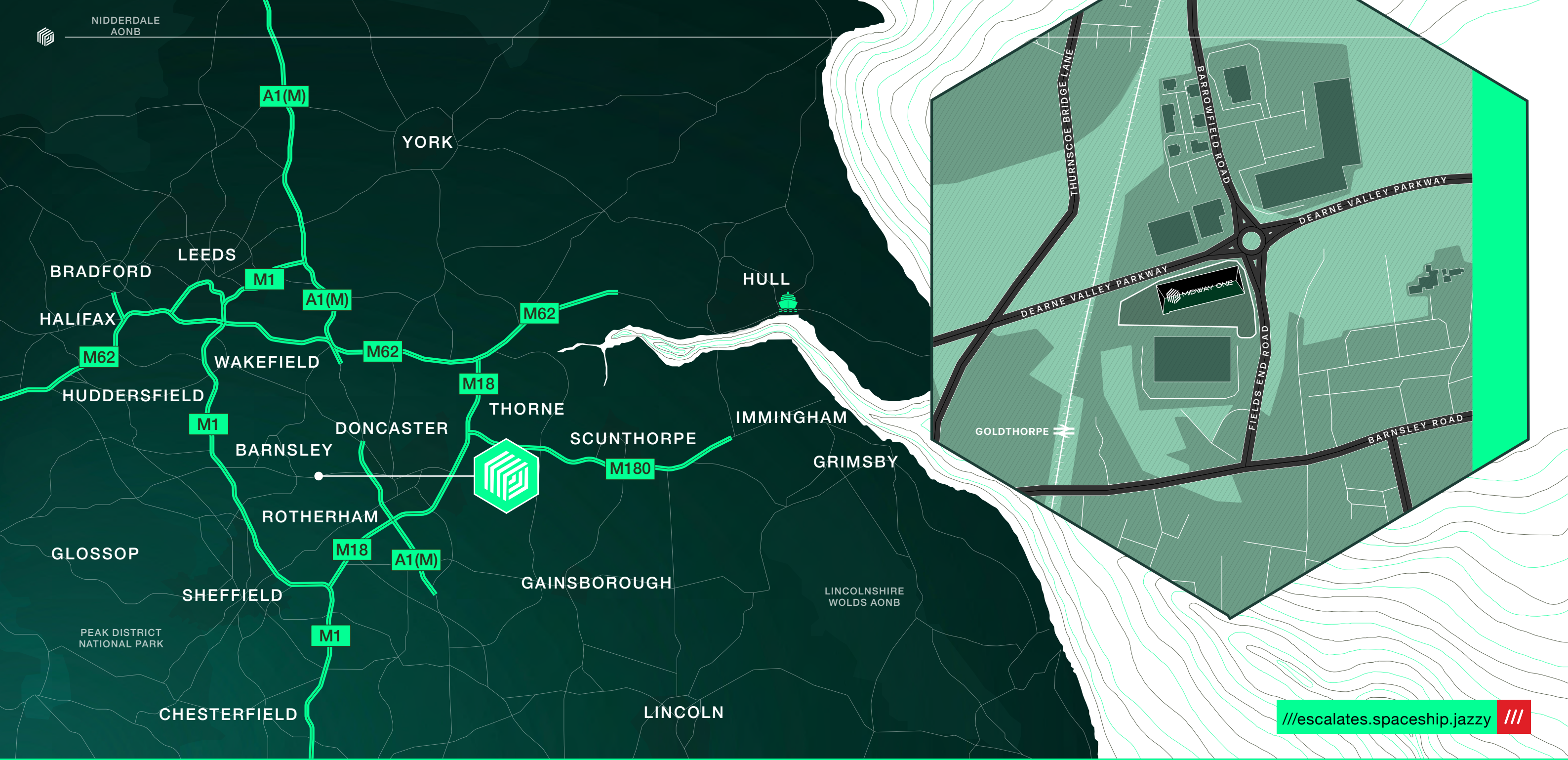
Sheffield
27 miles, 36 minutes ↙

A1(M),J37
4.3 miles, 8 minutes ↗

Doncaster
8.2 miles, 17 minutes ↗







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LOCATION

MILES

MINUTES

A1(M), J37	4.3 Miles	8 Minutes
Doncaster	8.2 Miles	17 Minutes
M1, J36	8.7 Miles	18 Minutes
Barnsley	8.5 Miles	20 Minutes
Rotherham	8.9 Miles	22 Minutes
Sheffield	27 Miles	36 Minutes
Leeds	29.9 Miles	52 Minutes



£541

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

Source: ONS



7.9M

People living within an hour's drive



23.4%

Barnsley population working in manufacturing & logistics GB average 13%





RATING

The property has the following assessment.

Description: Workshop and Premises. Rateable Value (25/26): £198,000.

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

VAT

All figures are subject to VAT where applicable.

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 172 123
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Harry Orwin-Allen
07467 912 623
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Ed Norris
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ed@cpppartners.co.uk

Toby Vernon
07872 377 228
toby@cpp.uk

Comprehensive support is available through Barnsley MBC's Enterprise Barnsley Team, including guidance on access to finance, recruitment and training. For more information contact Hazel Sykes
hazelsykes@barnsley.gov.uk