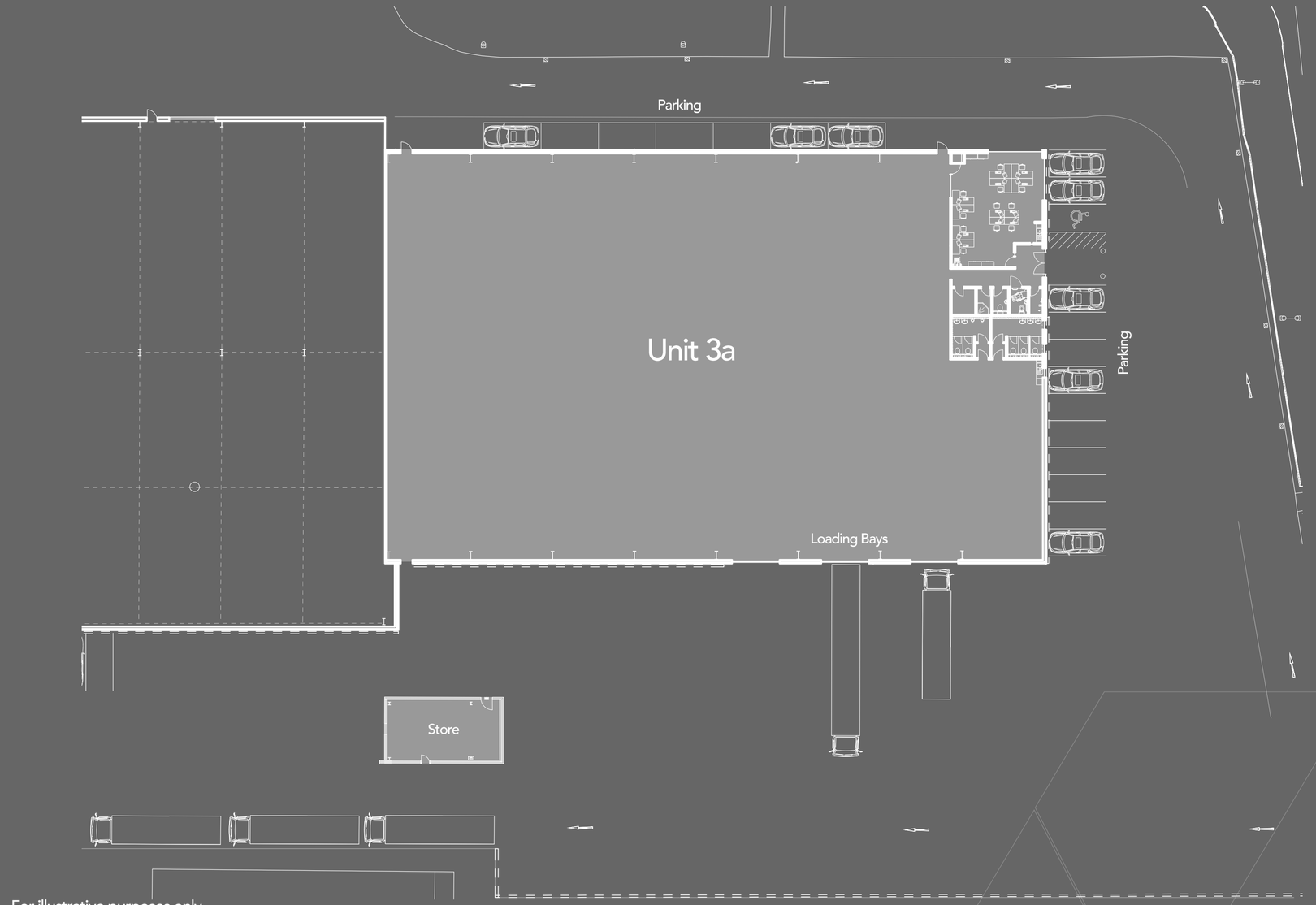
JUNCTION 38
INDUSTRIAL ESTATE
DARTON, S75 5QQ



TO LET Unit 3a

20,616 sq ft (1,915.2 sq m)
High Quality Warehouse
/ Industrial Premises

- 3 ground level loading doors
- Within 1.5 miles of Junction 38 of the M1
- Fully secure estate
- Fitted offices and lighting to the warehouse



For illustrative purposes only

Description

Unit 3a provides a semi-detached warehouse / industrial premises providing good quality accommodation.

The premises benefit from the following specification:

> Loading via 3 ground level doors
> Large service yard with potential to secure
> Eaves height of 5.75 metres
> 150 kVA power supply
> Fully secure estate with CCTV and barrier entry system
> High quality fitted offices

Tenure

The property is available to let on terms to be agreed exclusive of rates, service charge and VAT.

Rateable Value

The premises have a rateable value of £86,500 (from 1 April 2026). Interested parties should confirm the rates payable with the local rating authority.

Accommodation

The property provides the following gross internal floor areas:

	Sq m	Sq ft
Warehouse & offices	1,815.5	19,543
Additional store	99.7	1,073
Total	**1,915.2**	**20,616**

EPC

EPC rating B - 33

JUNCTION 38
INDUSTRIAL ESTATE
DARTON, S75 5QQ









Photographs taken 2018

JUNCTION 38
INDUSTRIAL ESTATE

DARTON, S75 5QQ

Unit 3a

Warehouse / Industrial Premises

High Quality Accommodation

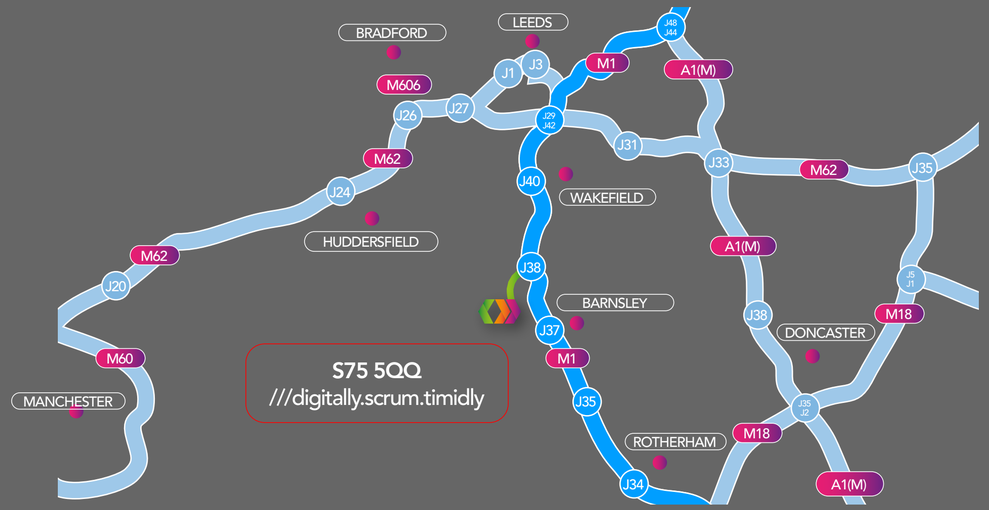
To Let



JUNCTION 38
INDUSTRIAL ESTATE

Important Notice:
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither of the joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Photographs of Unit 3a were taken in 2018, prior to the current occupation. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

Prepared by: Goldspink & Co: 06/11/26: 0085 J38 Darton Unit 3a Marketing P



Location

Junction 38 Industrial Estate is strategically located within 1.5 miles of the M1 Motorway at Junction 38, approximately 5 miles north west of Barnsley Town Centre and 8 miles south of Wakefield Town Centre.
The M1 Motorway provides access to Leeds and Sheffield within 20 miles as well as the wider motorway networks.
The estate itself is accessed directly off Huddersfield Road (A637) which connects Junction 38 of the M1 Motorway and Barnsley Town Centre.

Connectivity

The estate benefits from excellent transport links with Darton train station accessible in under 10 minutes' walk and a regular bus service connecting the estate with Barnsley Town Centre and Wakefield Town Centre.

Viewings & Further Info.

Viewings are strictly by appointment with the agents, Knight Frank LLP and CPP.

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Bussiness Support:

Comprehensive business support is available through Barnsley Council's award-winning Enterprising Barnsley team, including free guidance on access to finance, help with recruitment and training, and a range of longer-term business development initiatives.

Hazel Sykes
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BARNSLEY
Metropolitan Borough Council

Subject to Contract