

UNIT 5



# INTERCHANGE 38

DARTON BARNLEY S75 5NH

Industrial/Distribution Unit  
Part Frozen/Part Chilled

TO LET

Occupation from Q1 2026

140,598 sq ft  
(13,062 sq m)



Easy access to Junction 38 M1



Up to 10.7m eaves



Good sized car park and yard area



Dock and ground level loading

# High quality part frozen/part chilled distribution unit in a strategic location

## Location

Interchange 38 is ideally located with easy access to junction 38 of the M1 only 2 miles away via the A637. The premises are approximately 4 miles North West of Barnsley Town Centre and 9 miles South of Wakefield Town Centre. The M1 provides easy access into Sheffield, approximately 21 miles to the South and Leeds is approximately 19 miles to the North.



UNIT 5  
INTERCHANGE 38

## Description

Unit 5, Interchange 38 is situated on a secure industrial/distribution development which is finished to a specification to include:

- High Bay unit with clad elevations
- Freezer of approximately 27,000 sq ft
- Fridge of approximately 24,000 sq ft with chilled loading and monitoring area
- Freezer capable of achieving -23c
- Transparent roof lights
- High Bay LED lighting
- Eaves height of up to 10.7m
- 15 Dock level loading doors and 3 ground level doors
- Two storey ancillary office accommodation including toilet and kitchen facilities
- Two good sized concrete yard areas of approximately 42m and 53m depth
- Separate car parking

NB The fridge/freezer can be removed if not required





## Accommodation

Description	Sq ft	Sq m
Warehouse	133,674	12,418
Two Storey Office	6,974	644
<b>Total (GIA)</b>	<b>140,598</b>	<b>13,062</b>

## Rent

Rent upon application.

## Lease

The accommodation is available to let by way of a new lease on terms to be agreed.

## Services

The unit benefits from mains electricity, water and drainage.

## Planning

The unit has previously been used for warehouse use and have consent for B8 use. We are not aware of any hours of use or noise restrictions. Interested parties are advised to satisfy themselves with this regard, with Barnsley MBC.

## Business Rates

The accommodation will be separately assessed for rating purposes.

## Service Charge

A service charge is levied to cover communal costs and services.

## EPC

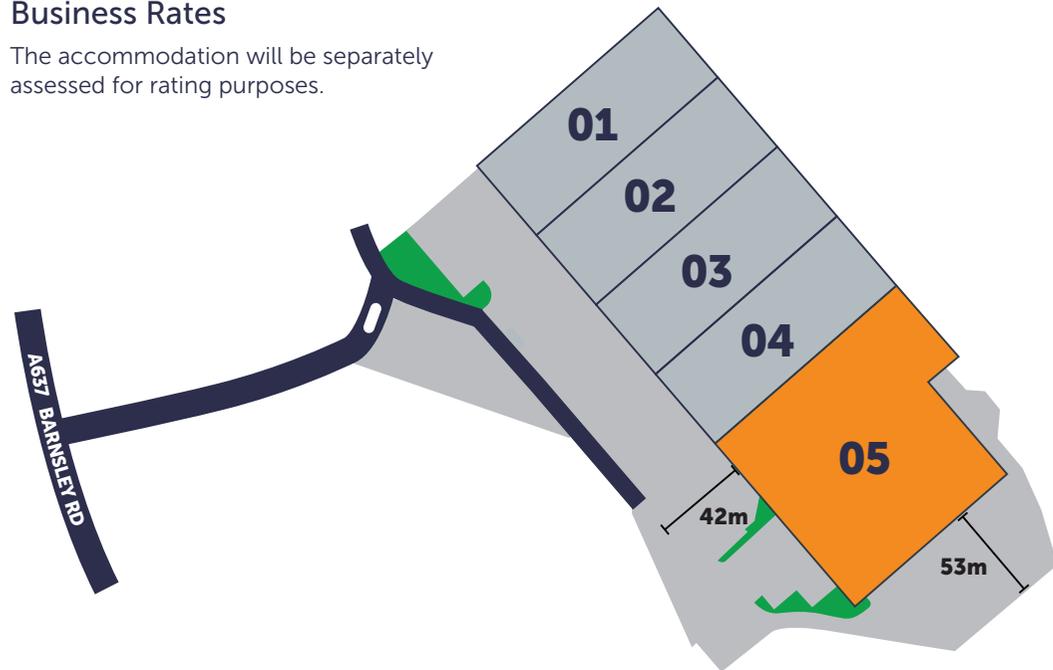
To be reassessed upon completion of the refurbishment.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own costs incurred in the completion of this transaction.



## Only 2 miles from J38, M1



KEY DRIVE TIMES:	MILES	TIME
Barnsley	4	12mins
Wakefield	9	19mins
Leeds	19	26mins
Sheffield	21	36mins
Doncaster	36	45mins
Manchester	36	1hr 14mins
Doncaster Sheffield Airport	38	42mins
Manchester Airport	42	1hr 6mins
Hull Ports	68	1hr 14mins
London	181	3hrs 27mins

Source: RAC Routeplanner



Barnsley's  
Population  
**244,600**

Source: Office of National Statistics



Unemployment  
Rate  
**2.9%**

UK National Unemployment Rate - 4.7% (June 2025)

**UNIT 5**  
**INTERCHANGE 38**

Sat Nav: S75 5NH  
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On behalf of:



**PALOMA**  
CAPITAL

Comprehensive business support is available through Barnsley MBC's experienced Enterprising Barnsley Team

This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching.

For more information please contact Enterprising Barnsley 01226 787535.

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## Viewing

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