



SMC
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For Sale



Industrial / Warehouse / Business HQ building
located in the Hoyland area of Barnsley

Offers in excess of £425,000

Former Dale Products (Plastics) Ltd, Barnsley Road,
Hoyland, Barnsley, S74 0QW

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- Industrial / Warehouse unit with ancillary accommodation of approximately 11,994 sq ft GIA (within a site of 0.546 acres)
- Located in the Hoyland area of Barnsley, South Yorkshire
- Good access to the M1 Motorway J36 (approximately 2 miles away)
- Roadside frontage to Barnsley Road, Hoyland
- Front and side parking / yard area



Description

The property comprises an industrial / warehouse unit providing a large open working area benefitting from front (3.29m width and 2.65m height) and rear side (3.09m width and 3.16m height) roller shutter doors. The working height is between a minimum eaves of 3m to a maximum eaves of 3.4m. The front section of the building includes offices, stores, entrance lobby and WC facilities. Externally there are front and side yard / loading / parking areas. There property benefits an extensive roadside frontage.

The total site area is approximately 0.546 acres (0.221 ha)

Location

The property is located on Barnsley Road in the Hoyland area of South Yorkshire. Hoyland is located approximately 5 miles south of Barnsley town centre and 12.5 miles north of Sheffield city centre. The location is well placed for access across South Yorkshire, as well the motorway network, with junction 36 of the M1 motorway approximately 2 miles to the east. The property is located on the edge of the Platts Common Industrial Estate.

Accommodation

The accommodation comprises the following areas:

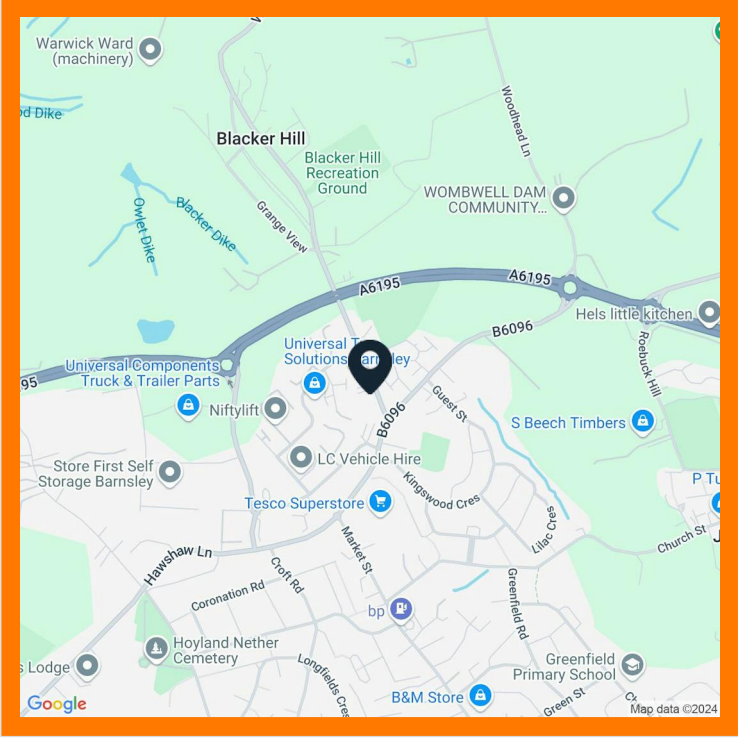
Name	sq ft	sq m
Ground - Warehouse plus front offices, WC facilities, stores and entrance lobby	11,694	1,086.41
Ground - External stores	300	27.87
Total	11,994	1,114.28

Rateable Value

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: Dale Products (plastics) Ltd, Barnsley Road, Hoyland, Barnsley, South Yorkshire, S74 0QN
Description: Factory and premises
Rateable Value: £25,500

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.



Planning

The property has been most recently used by a plastics company as an industrial unit and we would anticipate other B2/B8 Industrial Uses would be suitable. Prospective interested parties are advised to make their own inquiries to satisfy themselves that the property is suitable for their intended use.

Tenure

The property is held on a freehold basis - title number: SYK673480. A prospective sale will be on the basis of vacant possession.

Price

Offers in excess of £425,000. We are informed VAT is NOT payable on the price.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

Commute / Travel

Hoyland town centre: 3 minutes (road)
Barnsley town centre: 13 minutes (road)
Sheffield city centre: 25 minutes (road)
M1 Junction 36: 7 minutes (road)
Rotherham town centre: 16 minutes (road)
Doncaster city centre: 26 minutes (road)

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (83)

Viewing

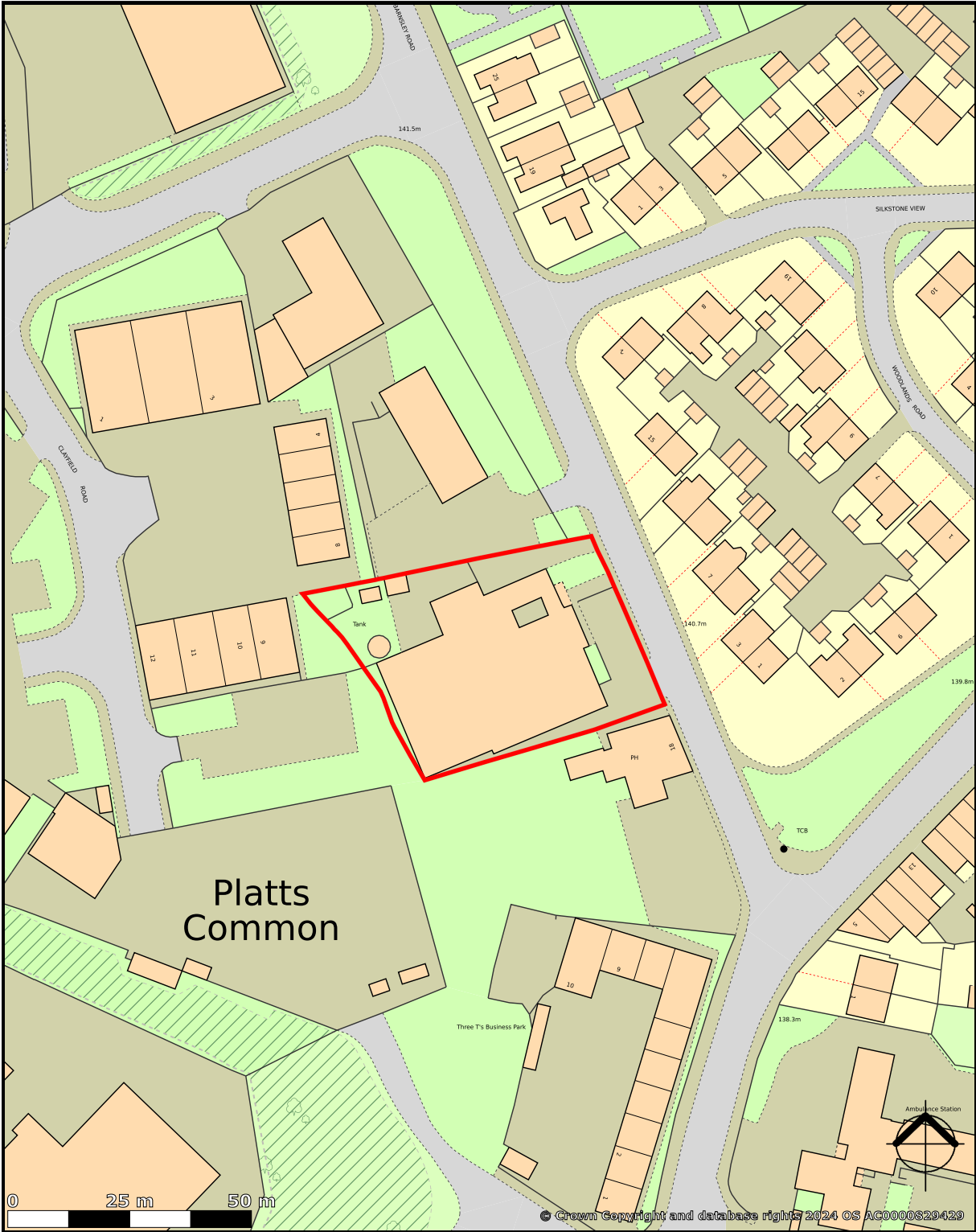
Viewing is by prior appointment only. Please contact our agents for further information

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former dale plastics

Dale Products (Plastics) Ltd, Barnsley Road, Hoyland, Barnsley, S74 0QW



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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract