



FOR SALE / TO LET

Industrial/Warehouse Premises with Expansion Land
Approx. 66,000 - 134,000 sq ft on 7.96 acres

- Eaves height of up to 10.36 metres
- Large power supply
- Loading via 12 ground level loading doors
- 5 tonne travelling crane
- Large secure yards and loading areas
- 1.54 acres of expansion land

Boundaries are indicative and for identification purposes only.



Former Safestyle UK Premises, Valley Road, Barnsley, S73 0BS



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ACCOMMODATION

Accommodation	Sq m	Sq ft
Building 1		
Warehouse	6,075.66	65,398
Ground Floor Offices / Welfare	163.24	1,757
First Floor Offices	68.18	734
Sub-Total	6,307.08	67,889
Building 2		
Warehouse	5,535.77	59,587
Ground Floor Offices / Welfare	304.05	3,273
First Floor Offices	304.05	3,273
Sub-Total	6,143.87	66,133
Gatehouse	8.18	88
Total	12,459.13	134,110

DESCRIPTION

The premises provide a detached manufacturing / industrial facility, which is available in part or as a whole and benefits from the following specification:

Building 1

- Eaves height up to 6.13 metres
- Cross loading via 6 electric ground level roller shutter doors
- Ancillary offices / welfare facilities
- Good size secure yard and loading areas to the front, side and rear of the property
- Expansion land of 1.54 acres

Building 2

- Eaves height up to 10.36 metres
- Loading via 6 electric ground level roller shutter doors
- 5 tonne travelling crane
- Large concrete yard and loading area with a depth of circa 54 metres
- High quality ancillary offices / welfare facilities

We understand the property benefits from a large power supply split between two substations.

SITE AREA

The total site area extends to 7.96 acres (3.22 hectares).



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ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

TERMS

The property is available either to purchase or by way of a new full repair & insuring lease, for a term to be agreed.

Rent & price on application.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with any transaction.



LOCATION

The premises are strategically positioned being located circa 1 mile from the Dearne Valley Parkway (A6195), just over 4 miles south east of Barnsley Town Centre and just under 6 miles from both Junctions 36 and 37 M1 Motorway.

Access to the property is off Valley Road, which leads directly to the Dearne Valley Parkway (A6195) via Station Road and Valley Road (A633).

Notable occupiers in close proximity include Naylor's, LNS Turbo, Flexpak, Fresh-pak, Cranswick plc and Crescent Pharma.

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Eddisons, GV&Co, nor their employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk February 2026

FURTHER INFORMATION / INSEPCIONS

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