



TO LET

GOLDTHORPE INDUSTRIAL ESTATE

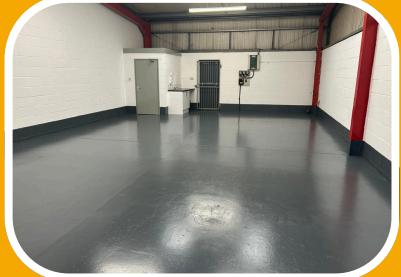
COMMERCIAL ROAD | BARNSLEY | S63 9BL

INDUSTRIAL UNITS

527 - 2,712 SQ FT

KEY FEATURES

- Secure Fenced Site
- Excellent Road Links
- On-Site Parking
- Circulation Areas
- Reinforced concrete floors
- Separate Pedestrian and loading entrances



CONTACT US:

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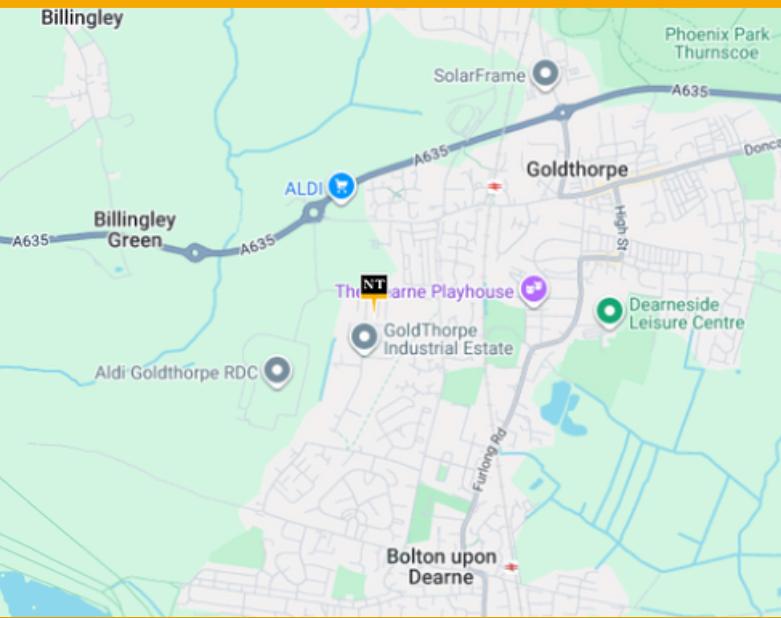
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GOLDTHORPE INDUSTRIAL ESTATE

COMMERCIAL ROAD | BARNSLEY | S63 9BL



MODERN INDUSTRIAL UNITS 527 - 2,712 SQ FT

DESCRIPTION

Goldthorpe Industrial Estate extends to 35,624 sq ft and comprises 25 modern workshop and industrial units arranged across three blocks. The units range in size from 527 sq ft to 2,712 sq ft, providing flexible accommodation suitable for a variety of occupiers including start-ups and expanding businesses.

Constructed of steel frame with reinforced concrete floors, brickwork and metal cladding to the elevations, and pitched insulated metal deck roofs with translucent panels, the units provide durable and practical workspace.

KEY FEATURES

- 25 modern workshop and industrial units
- Shared forecourt and circulation space
- Mains services including three-phase electricity
- Integrated WC facilities
- Local shops, services, and amenities nearby
- Goldthorpe train station less than 1 mile away
- Less than 15 minutes drive to the M1 (west)
- Less than 10 minutes drive to the A1(M) (east)
- Dearneside Leisure Centre within walking distance

LOCATION

Goldthorpe Industrial Estate is prominently located just off the A635 Dearne Valley Parkway in Goldthorpe, South Yorkshire.

Positioned midway between Barnsley and Doncaster, the estate benefits from excellent transport connections, with the M1 motorway less than a 15-minute drive to the west and the A1(M) less than a 10-minute drive to the east. Goldthorpe train station is situated less than a mile from the estate, providing strong public transport links.

The estate also enjoys good access to local amenities, including Dearneside Leisure Centre just a 17-minute walk away, as well as a range of nearby shops, eateries, and services within the Goldthorpe area.



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact one of the letting agents.



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