BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 27

27.0 DODWORTH, FALL BANK AND ELMHIRST BUSINESS PARKS

27.1 These sites are split into 4 separate allocations in the UDP, however they have merged into one large industrial estate over recent years and therefore have been assessed as such. The overall site area equates to 42ha and accommodates a large number of industrial units that vary in size and age. Generally, Dodworth Business Park accommodates the larger, more modern units, whilst Fall Bank Industrial Park provides smaller start up units.

Comment and Assessment

27.2 Theses sites are strategically located in terms of proximity to the M1 and have attracted a lot of market interest which is evident from the lack of available units. The site scored **9 Points** in the qualitative assessment, failing on the lack of available land for development.

- **Area of Land Considered Available for Development: None**

	Comments	Score	Area	No of Premises
Undeveloped Land	No	0		
Available Floor space/premises	Yes	1	108,000 sq ft	7
Accessibility	Good	1		
Topography	Level	1		
Planning	Yes	1		
Ownership	Private	1		
Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B1, B2, B8	1		
	Total	9		

Property Particulars for

10806

15-16, Fallbank Industrial Estate, Dodworth, Barnsley, South Yorkshire



Industrial unit with office accommodation in a secure yard with parking area. There is also drive in access via 3 ground level loading doors.

Location: Ideally situated less than 1 mile from M1 J37 off the A628, Barnsley/Manchester Road. There is a railway station within easy walking distance and Barnsley Town Centre is approx. 3 miles.

Size: Minimum 18550 SqFt to Maximum 18550 SqFt
(Minimum 1723 SqM to Maximum 1723 SqM)

Tenure: Leasehold £2.85 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): DTZ Debenham Tie Leung North
Mr Mike Baugh
0113 2543000
mike.baugh@dtz.com

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
Tel. 01226 787535 · Fax 01226 787605
www.barnsleydevelopmentagency.co.uk

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Property Particulars for

10821

Compound, Strafford Industrial Park, Gilroyd Lane, Dodworth, Barnsley, South Yorkshire

Awaiting photo

An enclosed storage compound situated at the rear of a well established industrial park close to Junction 37 of the M1 Motorway.

Location: Located 2 miles from Junction 37 of the M1 and 2 miles from Barnsley town centre.

Size: Minimum 5132 SqFt to Maximum 5132 SqFt
(Minimum 477 SqM to Maximum 477 SqM)

Tenure: Leasehold £3,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Wilbys Chartered Surveyors
Mr Barry N Seal
01226 299221
contact@wilbys.net

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Property Particulars for

9463

Unit 3, Strafford Industrial Park, Gilroyd Lane, Dodworth, Barnsley



Single storey workshop located within a pleasant semi-rural location yet within easy reach of both Barnsley town centre and the M1 motorway. Three phase electricity with electric roller door and overhead crane track, cranes not operable. Includes a rear kitchen, toilet block and tarmacadam forecourt.

Location: Located 2 miles from Junction 37 of the M1 and 2 miles from Barnsley town centre.

Size: Minimum 1863 SqFt to Maximum 1863 SqFt
(Minimum 173 SqM to Maximum 173 SqM)

Tenure: Leasehold £7,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Wilbys Chartered Surveyors
Mr Barry N Seal
01226 299221
contact@wilbys.net

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Property Particulars for

9277

Fallbank Industrial Estate, Dodworth, Barnsley, South Yorkshire



A purpose-built distribution warehouse providing extensive tailgate loading with offices at 1st floor. The site extends to approximately 10 acres providing large surfaced areas for lorry parking plus a self-contained car park (70 spaces). The chilled storage facility has 6 dock levellers and the ambient warehouse 3.

Location: Site is located on an established industrial estate off the A628 within 1 mile of M1 J37.

Size: Minimum 71895 SqFt to Maximum 71895 SqFt
(Minimum 6679 SqM to Maximum 6679 SqM)

Tenure: Leasehold £205,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Innes England
Mr Robert Hartley
0115 923 243

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Property Particulars for

10057

Unit 4 Wortley Court, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire



Range of newly developed industrial units available now.

Location: Situated on an established industrial site at Dodworth within 1 mile of Junction 37 of the M1.

Size: Minimum 3650 SqFt to Maximum 3650 SqFt
(Minimum 339 SqM to Maximum 339 SqM)

Tenure: Leasehold £20,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

Wortley Construction Ltd
Mr Nigel Addy
01226 288331

Barnsley Development Agency
PO Box 598, Barnsley, S70 9EX
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Property Particulars for

10060

Unit 7 Wortley Court, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire



Range of new industrial units.

Location: Situated on an established industrial site at Dodworth within 1 mile of Junction 37 of the M1.

Size: Minimum 3455 SqFt to Maximum 3455 SqFt
(Minimum 321 SqM to Maximum 321 SqM)

Tenure: Leasehold £19,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

Wortley Construction Ltd
Mr Nigel Addy
01226 288331

Barnsley Development Agency
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Property Particulars for

10059

Unit 6 Wortley Court, Fall Bank Industrial Estate, Dodworth, Barnsley, South Yorkshire



Range of new industrial units. Photo Image of Unit 7.

Location: Situated on an established industrial site at Dodworth within 1 mile of Junction 37 of the M1.

Size: Minimum 3455 SqFt to Maximum 3455 SqFt
(Minimum 321 SqM to Maximum 321 SqM)

Tenure: Leasehold £19,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Chris Rowlands & Co
Mr Chris Rowlands
01226 791984
chris@chrisrowlands.co.uk

Wortley Construction Ltd
Mr Nigel Addy
01226 288331

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