BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 2

2.0 REDBROOK BUSINESS PARK

2.1 This 4.6ha site is an employment proposal allocation in the UDP and has been fully developed for B1, B2 and B8 uses over recent years. The site lies adjacent to existing residential properties and is accessed off of the A635. The topography of the site slopes down from the A635 to the rear of the site, where a large planting belt screens the development from the railway which is shown on the aerial photograph below:



2.2 Following a site visit, the site appears to be well occupied, however a number of units are currently available and marketed, details of which are provided within the site reference document as Site 2.

Comment and Assessment

2.3 The site is located in close proximity to the aforementioned Claycliffe Business Park and is accessed off of the A628, approximately 3 miles (4.8km) to the south of Junction 38 M1. Policy BA4/3 of the UDP indicates that the site's main use and potential is for B1 and B2 uses, changes to B8 will not normally be permitted as the site lies adjacent to housing on the west and south east boundaries.

2.4 Despite this, there are no other constraints and it has scored relatively high in the qualitative assessment, with an overall score of 8 Points. The criteria in which the site failed against was the lack of any 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	27,148 sq f	9
Accessibility	Good	1		
Topography	Level	1		
Planning	No	0		
Ownership	Private	1		
Utilities	In place	1		
Marketing	Current	1		
Other environmental constraints	None	1		
Land Use	Suitable for B1, B2 or B8	1		
	Total	8		

Property Particulars for

10431

Unit 9C First Floor, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



Good quality open planned office accommodation situated to the front of the estate. The unit can be split to provide accommodation to suit occupiers needs with suites starting from 3,400 sq ft.
Photo depicts typical unit type.

Location: Situated off the A637, 1.5 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 3400 SqFt to Maximum 9684 SqFt
(Minimum 316 SqM to Maximum 900 SqM)

Tenure: Leasehold £28,900 £82,315 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

AWS Ltd
Mr Dave Travis
0113 2351362

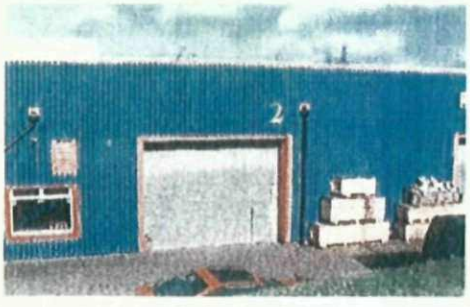
Barnsley Development Agency
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Property Particulars for

9568

Unit 2D, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



Located near the entrance of the estate, unit 2D is of steel portal frame construction with brick and metal cladding, and benefits from concrete load bearing floors, full height roller shutter door as well as office content.

Location: Situated off the A637, 1.5 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 4026 SqFt to Maximum 4026 SqFt
(Minimum 374 SqM to Maximum 374 SqM)

Tenure: Leasehold £14,000 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): AWS Ltd
Mr Dave Travis
0113 2351362

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Property Particulars for

7905

Unit 8a, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



A modern 2 storey detached unit comprising two interlinked units (unit 8b measuring 3,262 sq ft) with the benefit of generous on site car parking and site security.

Location: Situated off the A637, 2 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 3272 SqFt to Maximum 3272 SqFt
(Minimum 304 SqM to Maximum 304 SqM)

Tenure: Leasehold On application

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Wilbys Chartered Surveyors
Mr Barry N Seal
01226 299221
contact@wilbys.net

AWS Ltd
Mr Dave Travis
0113 2351362

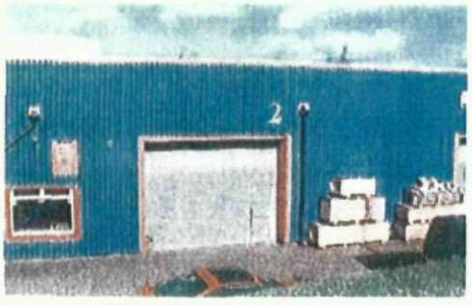
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Property Particulars for

8962

Unit 2C, Redbrook Business Park, Wilthorpe Road, Barnsley



A low cost single storey mid parade unit considered suitable for a variety of warehouse and industrial uses. Located on a popular established industrial estate. Assignment of lease expiring 29.09.2010

Location: Situated off the A637, 2 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 3000 SqFt to Maximum 3000 SqFt
(Minimum 279 SqM to Maximum 279 SqM)

Tenure: Leasehold £2.70 per sq ft

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): Riviera Multimedia
Mrs Christine Sykes
01226 730606
sales@rivieramultimedia.co.uk

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Property Particulars for

10432

Unit 9C Ground Floor, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



Office accommodation with the benefit of a roller shutter door, offering potential occupiers flexibility to combine office accommodation and storage if required.
Photo depicts typical unit type.

Location: Situated off the A637, 1.5 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 1784 SqFt to Maximum 1784 SqFt
(Minimum 166 SqM to Maximum 166 SqM)

Tenure: Leasehold £11,600 £11,600 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

AWS Ltd
Mr Dave Travis
0113 2351362

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Property Particulars for

7667

Unit 1E, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



Self contained office which is due to undergo a full refurbishment to provide mainly open planned accommodation with some partitioned offices. There is ample on site car parking.

Location: Situated off the A635 Huddersfield Road, 1.5 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 1725 SqFt to Maximum 1725 SqFt
(Minimum 160 SqM to Maximum 160 SqM)

Tenure: Leasehold £13,500 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): AWS Ltd
Mr Dave Travis
0113 2351362

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Property Particulars for

8592

Unit 11b, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



Modern warehouse unit

Location: Situated off the A637, 2 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 1421 SqFt to Maximum 1421 SqFt
(Minimum 132 SqM to Maximum 132 SqM)

Tenure: Leasehold £6,750 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): AWS Ltd
Mr Dave Travis
0113 2351362

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Property Particulars for

8440

Unit 11A, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



Modern Industrial Warehouse unit

Location: Situated off the A637, 2 miles from Barnsley Town Centre , 2 miles from M1 J37 and 3 miles from M1 J38.

Size: Minimum 1421 SqFt to Maximum 1421 SqFt
(Minimum 132 SqM to Maximum 132 SqM)

Tenure: Leasehold £6,750 Per Annum

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s): AWS Ltd
Mr Dave Travis
0113 2351362

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Property Particulars for

9567

Unit 1G, Redbrook Business Park, Wilthorpe Road, Barnsley, South Yorkshire



Situated near the entrance of this well established business park, unit 1G has recently been refurbished to provide 2 offices to the front of the unit with a large office to the rear. there is ample car parking.

Location: Redbrook Business Park is situated off the A637, approximately 1.5 miles from Barnsley Town Centre. This site is just 2 miles from the M1 Motorway at Junction 37 and approx 3 miles from Junction 38 providing easy access North or South.

Size: Minimum 815 SqFt to Maximum 815 SqFt
(Minimum 76 SqM to Maximum 76 SqM)

Tenure: Leasehold £5,300 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

AWS Ltd
Mr Dave Travis
0113 2351362

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