BARNSLEY INDIVIDUAL SITE ASSESSMENTS: SITE NO 11

11.0 CRS DISTRIBUTION DEPOT, BROADWAY

11.1 This site covers 4.8ha in total which includes the existing distribution centre and land allocated for expansion to the east. Located central to the site is a large industrial building that has remained vacant for some considerable time despite being marketed by Towlers (marketing board currently in place at entrance to site). The expansion land however is vacant and appears to be Greenfield in nature as shown on the aerial photograph below. The site is located off of the A633 and is within 800m of Junction 37 M1.



Comment and Assessment

11.2 Whilst it is acknowledged that the industrial unit is relatively modern, the lack of any interest in the site represents an excellent opportunity to make more efficient use of the site and the allocated land for expansion. The site is well located in terms of proximity to the M1and has very few constraints in terms of redevelopment potential, it is for these reasons that the site scored **9 Points** in the assessment, failing only against the lack of any extant planning permission.

- **Area of Land Considered Available for Development: 1.3ha (expansion land)**

	Comments	Score	Area	No of Premises
Undeveloped Land	Yes	1	1.3 ha	
Available Floor space/premises	Yes	1	190,738 sq ft	1
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, B8	1		
	Total	9		

Property Particulars for

10329

Broadway Warehouse, Broadway, Barnsley, South Yorkshire



A modern single-storey warehouse/distribution facility comprising the following:- 8.5m internal eaves height, Secure site with gatehouse, Quality two-storey offices, Extensive yard and parking areas, 750 lbs / sq ft floor loading, 12 dock level loading doors, On site vehihcle wash and diesel tanks.

Location: Fronting Broadway (A6133) close to its junction with Dodworth Road (A628), within a mile of Junction 37 of the M1 motorway. Barnsley Town Centre is approximately 1 mile to the East.

Size: Minimum 190738 SqFt to Maximum 190738 SqFt
(Minimum 17720 SqM to Maximum 17720 SqM)

Tenure: Leasehold On application

(Prices listed relate to the minimum size)

Status: AVAILABLE

Agent(s):

Towlers Chartered Surveyors
Mr Tim Rhodes
0113 2460071
property@bptowler.co.uk

Towlers Chartered Surveyors
Mr Anthony Jackson
0113 2460071
property@bptowler.co.uk

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

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