



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

MODERN HIGH EAVES WAREHOUSE FACILITY

**HUGH HOUSE (including Unit 5),
DODWORTH BUSINESS PARK, GALPHARM WAY,
BARNSELY, SOUTH YORKSHIRE, S75 3SP**

9,921m² (106,793 sq. ft)



- Modern warehouse facility originally constructed for the pharmaceutical industry with eaves height up to 11.3m
- Strategically located only ½ mile from Junction 37 of M1 and capable of accommodating over 10,000 pallet spaces
- Potentially could include a further 1,046m² (11,255 sq. ft) of HQ offices with proposed plans (STP) to construct further warehouse within the site

****Available January 2024****

0113 2348999

Location

Hugh House and the adjacent Unit 5 are situated on Galpharm Way, off Upper Cliffe Road, which leads directly to Junction 37 of the M1 motorway via the A628 Barnsley Road. The property is situated on the popular and long established Dodworth Business Park, which is only 2 miles from Barnsley town centre and within ½ mile of the motorway network (Junction 37 of the M1).

Description

Hugh House is a modern warehouse facility with 4 ground level loading doors and eaves height of up to 11.3m (originally constructed for pharmaceutical sector). To the front of Hugh House are HQ offices (extending to 1,046m² (11,255 sq. ft) over 2 floors) which could be let in conjunction with the premises or excluded from any letting.



Unit 5 Dodworth Business Park is immediately adjacent Hugh House and comprises a modern lofty warehouse with eaves height in excess of 9m with two storey office and ancillary accommodation to the front.

Externally the premises benefit from a large car park to the front of the offices in addition to a driveway between both buildings providing onsite turning and loading provisions in rear surfaced yard. To the front of the building there is the potential for further development of warehouse space (subject to requisite planning).

Accommodation

Hugh House	8,406m ² (90,483 sq. ft)
Unit 5	1,515m ² (16,310 sq. ft)

Gross Internal Floor Area 9,921m² (106,793 sq. ft)

Two storey offices (to front of Hugh House) 1,046m² (11,255 sq. ft)
Could be included within the demise

Services

We understand Hugh House and Unit 5 benefit from mains water, sewer drainage and electricity in addition to individual appliances including lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are informed by the Valuation Office website the premises are assessed as follows:-

Hugh House	RV £300,000
Unit 5	RV £32,750

The National Uniform Business Rates for 2023/24 are 49.9p and 51.2p in the £ respectively, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Barnsley Council Tel: 01226 770770.

Energy Performance Certificate

We are advised the EPC rating for Hugh House is C (63) and the EPC rating for Unit 5 is C (62).

Vacant Possession

The premises will be available for occupation from January 2024.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period for years to be agreed, incorporating regular rent reviews, plus the site service charge (where applicable).

Rent

On application.

The rent is payable quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 1571/A/M
August 2023

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.