



**SUPERB ACCESS TO BARNSELY
TOWN CENTRE & M1 MOTORWAY**



SECURE AND GATED ESTATE



AVAILABLE IMMEDIATELY

TO LET
**MODERN WAREHOUSE /
INDUSTRIAL PREMISES**
2,500 – 17,000 SQ FT

CLAYCLIFFE BUSINESS PARK CANNON WAY,
BARNSELY, SOUTH YORKSHIRE S75 1JU

Tandem
INVESTMENTS

Claycliffe Business Park

CANNON WAY, BARNSELY

Claycliffe Business Park provides a highly popular and modern industrial / trade counter estate which comprises 53 units totalling over 100,000 sq ft of accommodation on a site of circa 16 acres.

The business park offers units from circa 2,500 sq ft up to 20,000 sq ft and the park is set in an actively managed and attractive landscaped environment.

There is an array of local amenities within walking distance from the park including Aldi, Hungry House Public House with Wacky Warehouse, Tesco Onestop and Barugh Green Pharmacy.

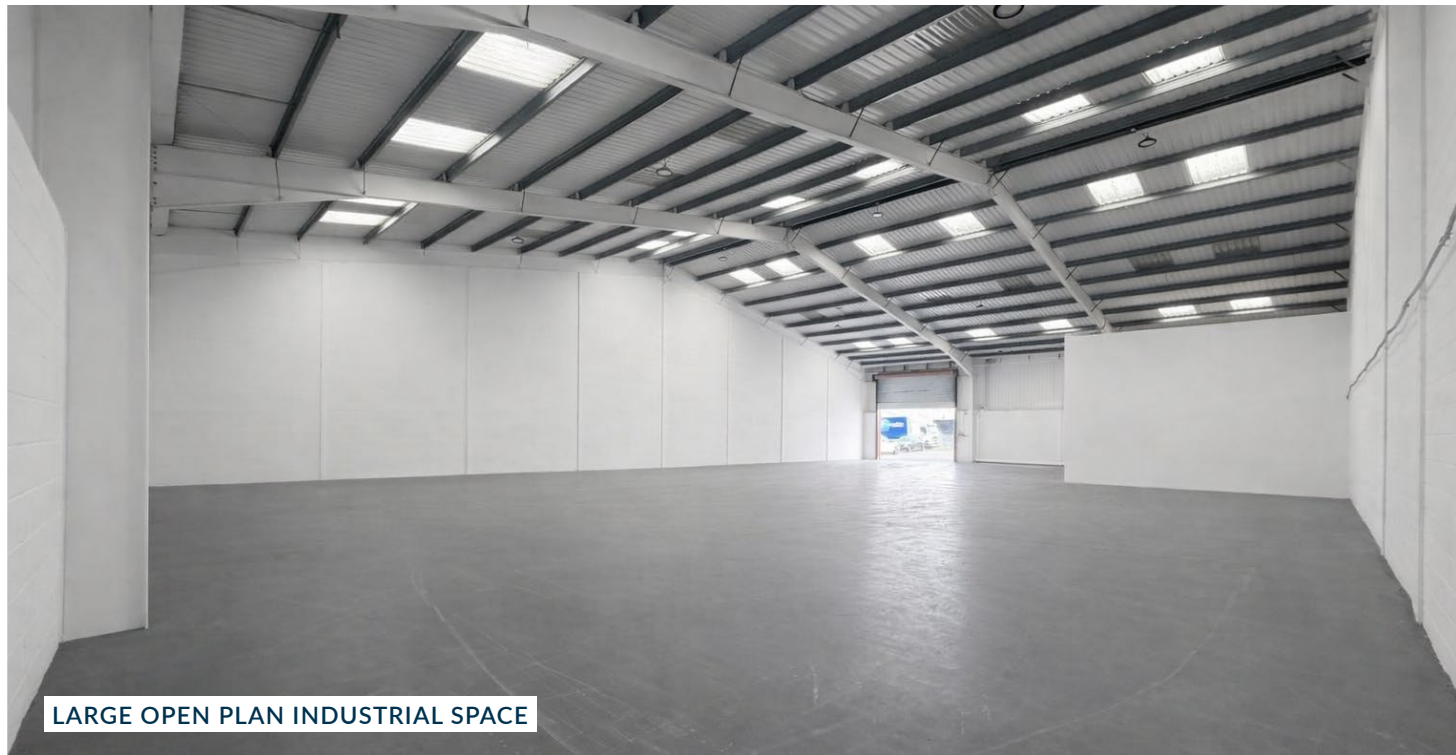
Noteable occupiers on the estate include Lincs Electrical, Jollyes, Wellhouse Leisure and Aquaforce.



UNIT 3 INCLUDING YARD AREA



INTEGRAL OFFICE SPACE



LARGE OPEN PLAN INDUSTRIAL SPACE

CLAYCLIFFE BUSINESS PARK

CANNON WAY, BARNSELY, SOUTH YORKSHIRE S75 1JU

Availability

Modern industrial units located at Claycliffe Business Park, a well established and highly regarded commercial estate.

The units are of contemporary industrial construction with brickwork to the lower elevations and profile metal cladding above.

Accommodation provides functional open plan industrial space suitable for a variety of business uses, with access via roller shutter doors and separate pedestrian entrances.

All units benefit from integral office accommodation together with WC and staff facilities.



UNIT 3 6,304 SQ FT

UNIT 36-37 7,518 SQ FT

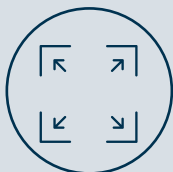
UNIT 52-53 6,047 SQ FT



ALL UNITS BENEFIT FROM:



CONTEMPORARY
METAL CLADDING
ABOVE BRICKWORK
ELEVATIONS



FUNCTIONAL
OPEN PLAN
INDUSTRIAL SPACE



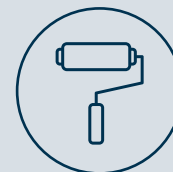
ROLLER SHUTTER
DOORS AND SEPARATE
PEDESTRIAN
ENTRANCES



EAVES HEIGHT
6M



INTEGRAL OFFICE
SPACE WITH WC AND
STAFF FACILITIES



NEWLY REFURBISHED
THROUGHOUT



UNIT 3 INCLUDES
YARD AREA TO
FRONT

CLAYCLIFFE BUSINESS PARK

CANNON WAY, BARNSLEY, SOUTH YORKSHIRE S75 1JU

Location

Claycliffe Business Park is a modern and highly popular business location, strategically positioned approximately 2 miles from Barnsley town centre.

The estate is situated just over 2 miles from Junction 37 of the M1 Motorway and approximately 3 miles from Junction 38 of the M1 Motorway. The business park is accessed from Barugh Green Road A635, with individual units accessed via Cannon Way.

J37 / M1 MOTORWAY	7 MINS / 2.5 MILES
J38 / M1 MOTORWAY	8 MINS / 3.5 MILES
BARNSELY	7 MINS / 2.5 MILES
LEEDS	31 MINS / 23 MILES
SHEFFIELD	32 MINS / 16 MILES
MANCHESTER	1 HR 15 MINS / 33 MILES



Terms

LEASE TERMS

The properties are available by way of new full repairing and insuring leases for a term to be agreed. Rents on application.

EPC

An EPC is available on request.

LEGAL COSTS

Each party to bear their own costs.

VAT

VAT is payable at the prevailing rate.

Contact



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