

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let/May Sell

**Epic Fireworks Site, Maple Road, Tankersley, S75 3DL**



- **Site Within 1 Mile of Junction 36 of The M1**
- **Total Site Area – Approx 4.6 acres. 2.6 Acres Operational**
- **Building of 2,057 Sq ft on Surfaced Site**
- **Located on Wentworth Industrial Park**
- **Available Due To Relocation**
- **To Let on a New Lease/Freehold Sale Considered**

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## LOCATION

The subject site is located within the established commercial and industrial area of Tankersley on the Wentworth Industrial Estate, approximately 3 miles west of Barnsley town centre in South Yorkshire. The property benefits from excellent strategic connectivity, being situated close to Junction 36 of the M1 motorway, which provides direct north-south access to Leeds and Sheffield making it a highly accessible logistics and distribution location within the Yorkshire region.

The estate forms part of a wider commercial corridor around the M1 which has experienced significant inward investment and industrial development. It accommodates a broad mix of manufacturing, warehouse, engineering, office and trade-counter occupiers, including national and international operators such as Mercedes-Benz, Volvo, HSBC, ITAB, Pilkington Glass and Distinction Doors

## DESCRIPTION

The site is currently occupied by a Fireworks Wholesaler and benefits from an explosives licence. The site is broadly rectangular in shape.

The right hand site is currently occupied and this part is fenced, secured and gated with vehicular access from Maple Road. There is hardstanding and a Trade Counter/Showroom along with a Warehouse extending to around 2,057 sq ft on this part of the site. The remainder is green space with wetland and wooded area.

## ACCOMMODATION (All areas being approximate)

<b>Showroom</b>	<b>1,194 sq ft</b>	<b>110 sq m</b>
<b>Warehouse</b>	<b>863 sq ft</b>	<b>80 sq m</b>
<b>Operational Site</b>	<b>2.6 acres</b>	<b>1.05 ha</b>
<b>Total Site Area</b>	<b>4.6 acres</b>	<b>1.86 ha</b>



## TERMS

Both a letting or a Sale will be considered. Terms on Application.

## PLANNING

The Land is allocated within the Barnsley Local Plan as Urban Fabric within the Settlement with no specific allocation.

The current operator operates under an explosives / fireworks storage licence regulated by the Health & Safety Executive (HSE). Part of the site is designated as a Local Wildlife Site.

Interested parties should make their own enquiries with Barnsley MBC.

## MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

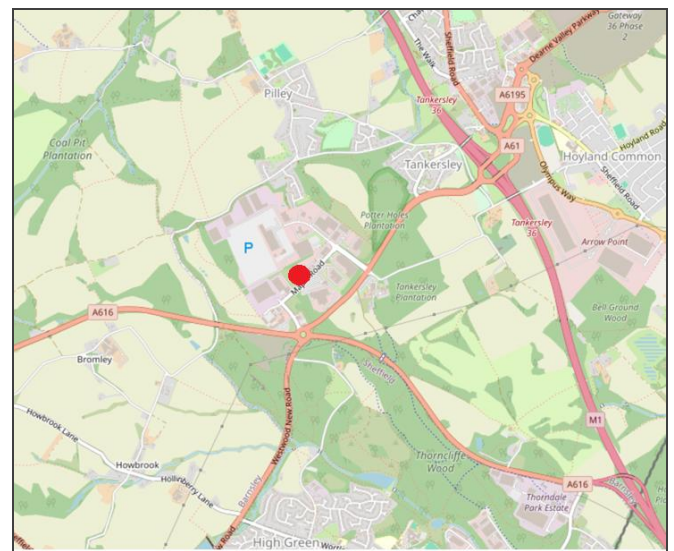
## VIEWING ARRANGEMENTS

The site can be easily viewed from the roadside. Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

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**SUBJECT TO CONTRACT & AVAILABILITY April 2026**