

Out of Town Profile: Elmhirst Park

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By Ian Briggs - Deputy Editor, Yorkshire



IT COULD be deemed a tall order to get excited about giant sheds. But Andrew Gent manages it with aplomb.

The industrial property specialist, who leads Leeds-based agent [Gent Visick](#) with business partner Rupert Visick, is enthusiastic about all the properties on the firm's books.

And that includes Elmhirst Park, off junction 37 of the M1 at Barnsley.

The 155,149 sq ft warehouse is available to let off a rent of £4 sq ft. However, its owner, Prupim, will consider a sale.

Mr Gent is also positive as he is seeing signs of renewed confidence in the industrial property market with the amount of available space in the larger speculatively-built warehouses and distribution units gradually being eaten up.

What's different about Elmhirst Park, according to Mr Gent, is the building's integrated racking. The wide and narrow aisle racking has the capacity for 21,772 pallets and if it was to be constructed new today would cost in the region of £250,000.

The property was constructed in 2000 and as well as a high bay distribution warehouse, includes integral ground and first floor office accommodation, and extensive secure loading and 105 car parking facilities.

It has become available after previous occupier, JDF Transport, went into difficulties.

Mr Gent said there had been substantial interest in the premises, which is built on greenfield land and including eight dock level loading doors and two ground level loading doors.

He said: "The beauty of the building is that it's ready to go and ticks a lot of boxes for the occupier. Our message is that it's a great building in a great location in the Yorkshire region that is ready for immediate occupation."

CBRE is joint agent on the site, which extends to approximately 4.03 hectares (9.97 acres).