

A development by



**For Sale / To Let**

New Design & Build  
Industrial / Warehouse Units

**from 10,000 to  
94,500 sq ft**  
(929 to 8,779 sq m)



J36 M1 BARNSELY S74 9SB

**A S H R O Y D**

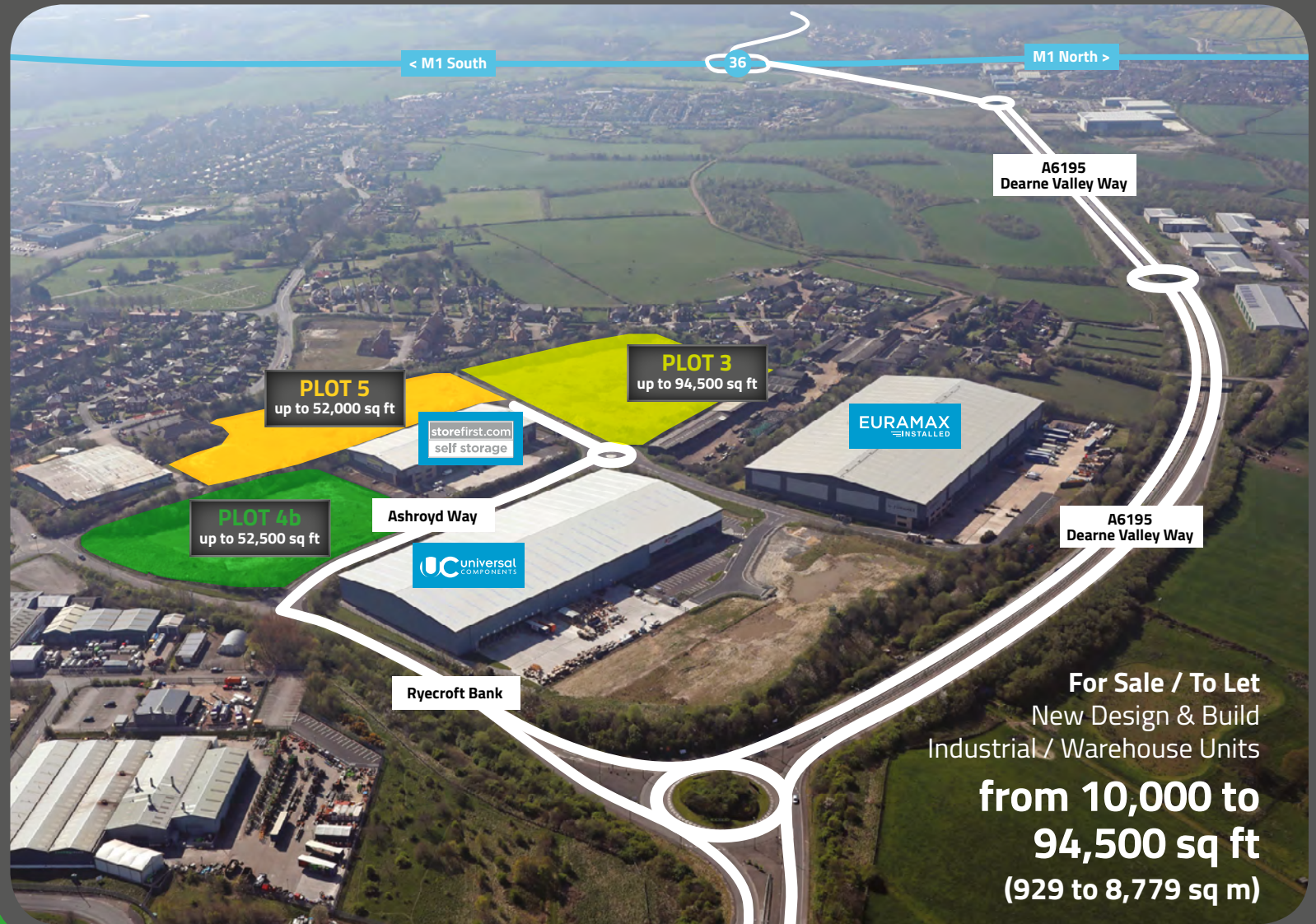
business park



## SITUATION

Ashroyd Business Park is a 36 acre, well established development which benefits from a superb location directly off the A6195 Dearne Valley Parkway and only 1.5 miles from Junction 36 of the M1.

Existing occupiers at the park include Universal Components, Euromax and Storefirst.



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## TERMS

Units are available on a design and build basis. Completed buildings will be available by way of a new lease or for sale.

**A S H R O Y D**  
business park





1.5 MILES FROM  
JUNCTION 36 M1



1.5 MILES FROM  
WOMBWELL STATION

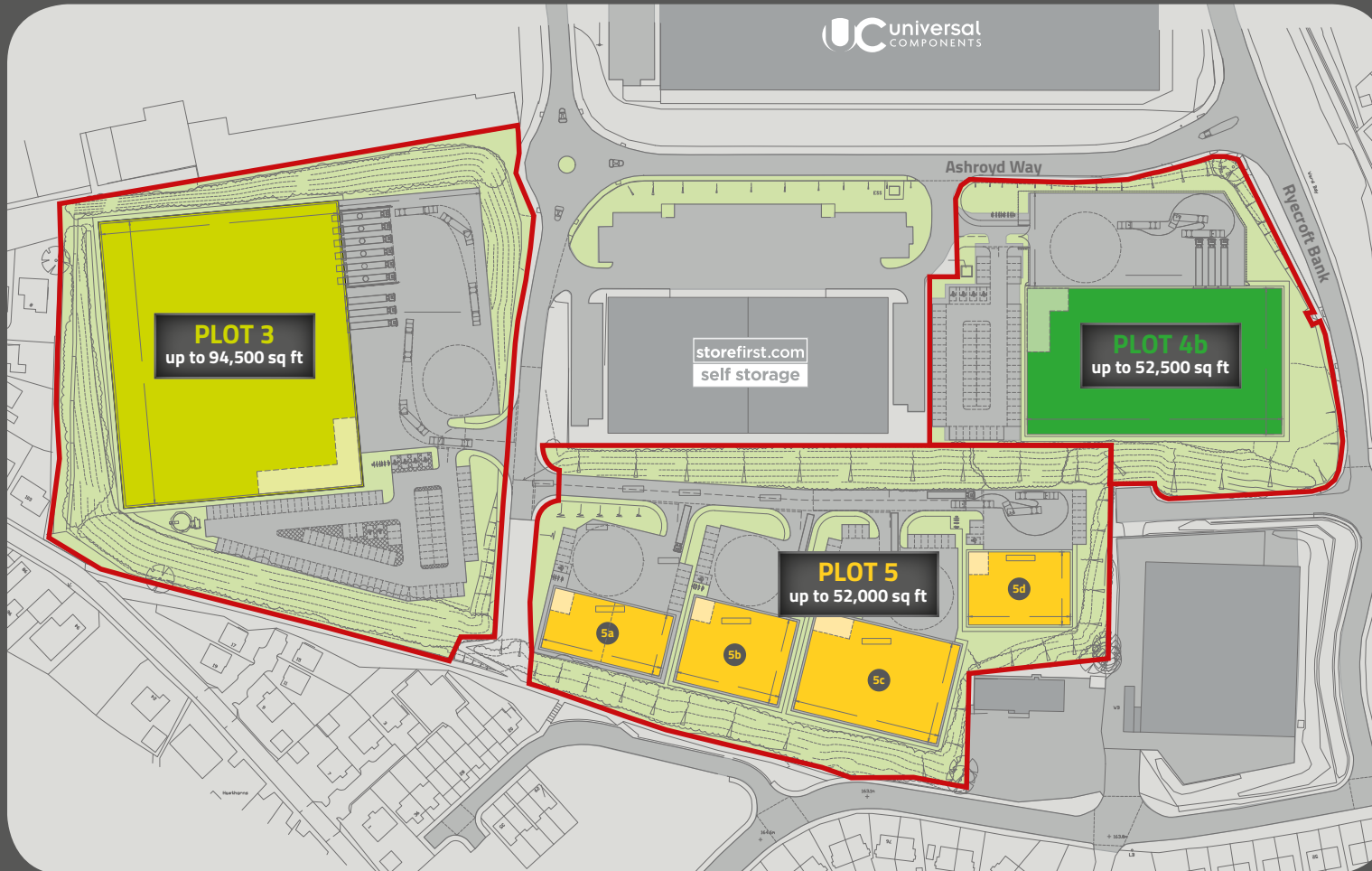


0.5 MILES FROM  
TESCO SUPERSTORE

## OPPORTUNITY

Ashroyd Business Park is a prime South Yorkshire location and offers occupiers high grade industrial / warehouse units built to suit specific occupier requirements.

The scheme is suitable for B1, B2 and B8 industrial / distribution uses and will provide units from 10,000 to 94,500 sq ft set within a self contained 36 acre site.



## AVAILABILITY

Unit	sq ft	sq m
<b>Plot 3 (6.35 acres gross)</b>		
Total	94,500	8,779
<b>Plot 4b (3.37 acres gross)</b>		
Total	52,500	4,877
<b>Plot 5 (4.96 acres gross)</b>		
5a	10,000	929
5b	12,000	1,115
5c	20,000	1,858
5d	10,000	929
<b>Total</b>	<b>199,000</b>	<b>18,487</b>

**Sheffield**  
City Region  
Enterprise Zone

(Plot 4b Only)





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# ASHROYD

business park

[www.ashroydbusinesspark.co.uk](http://www.ashroydbusinesspark.co.uk)

A DEVELOPMENT BY



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