



ASHROYD

business park

**J36 M1 HOYLAND
BARNESLEY S74 9SB**

To Let

**New Speculative Build
Industrial / Warehouse Unit**

52,871 sq ft

(4,877 sq m)

A new development by

**network
space**

Better places for business

Supported by



Ready for Immediate Occupation



UNIT 4

▶ Opportunity

Ashroyd Business Park is a prime South Yorkshire employment location that offers high quality, flexible and self-contained industrial units with excellent accessibility.

Unit 4 occupies a prominent location being the first unit as you enter the business park. It is suitable for B1, B2 and B8 industrial / distribution uses 24/7 and provides 52,871 sq ft (including 2,551 sq ft first floor offices), with a large self-contained yard and a separate car parking area.

▶ Specification

Unit 4 comprises the following specification:-

- High quality, fully fitted ground and first floor offices and amenity areas
- Glazed feature entrance
- Male, female and mobility impaired WCs
- 10m height to under haunch
- Warehouse floor slab loading 50kN/m²
- Secure gated yard - 33m to 35m yard depth
- 2 no. 4m x 5m level access loading doors
- 3 no. dock leveller loading doors (one double deck)
- 200kVA 3 phase electricity supply
- Mains gas connected
- Super-fast broadband
- 80 dedicated car parking spaces (including 4 mobility impaired & 4 charging points)
- BREEM Very Good Certification & EPC Rating A

▶ Terms

New build speculative unit available on a leasehold basis on terms to be agreed.

▶ Rates

Tenants will be responsible for payment of business rates and an annual service charge.

▶ Legal

Each party is responsible for their own legal costs.

▶ Site plan





**1.4m population within
1 hour drive time**
(source ONS)



**Barnsley average FTE weekly
earnings £524 - Nationally £571**
(source ONS)

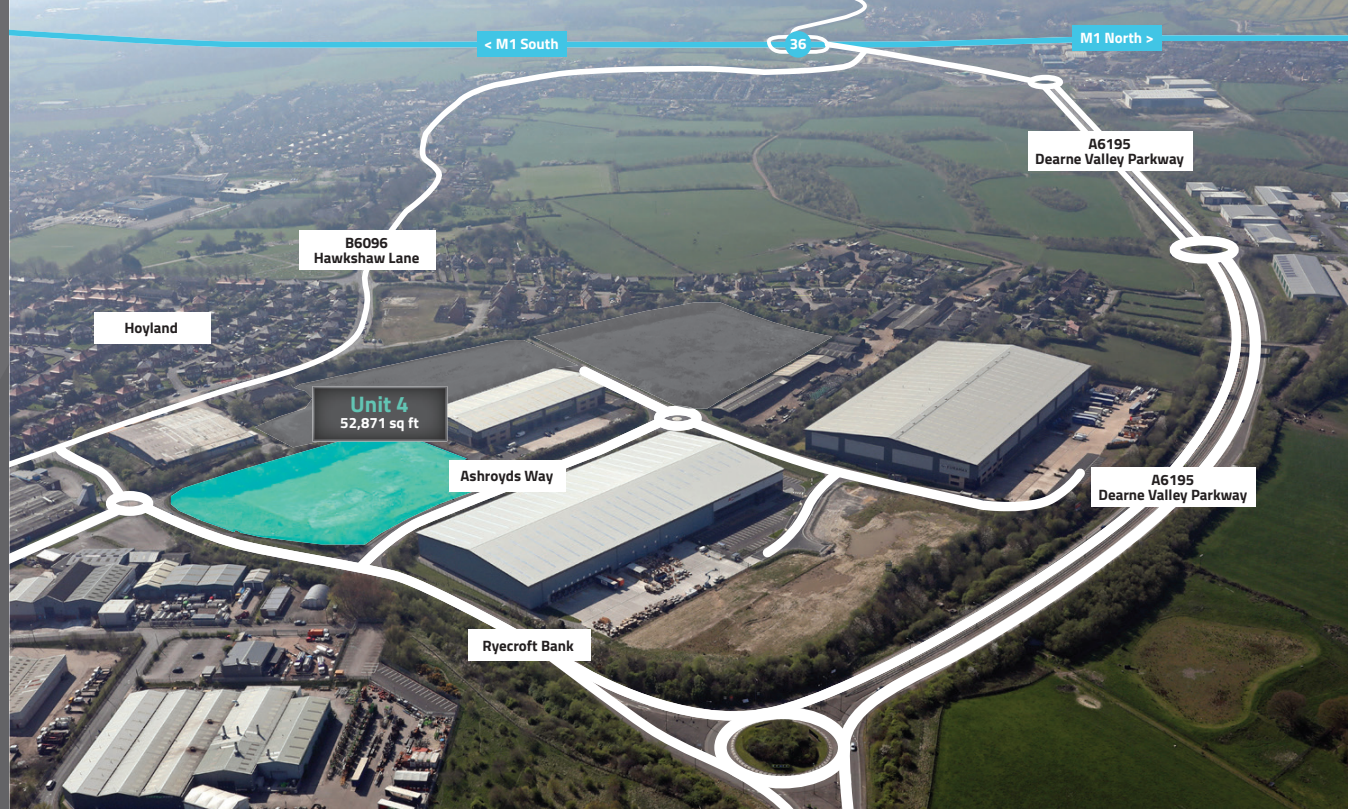


Business support is available through Barnsley MBC's experienced Enterprising Barnsley Team. This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching. For more information please contact Enterprising Barnsley on 01226 787 535.



Location

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, Euramax and Storefirst.



Distances



Sheffield	12 miles
Leeds	28 miles
Manchester	37 miles
London	172 miles



Doncaster Sheffield	29 miles
Leeds Bradford	36 miles
Manchester	44 miles
East Midlands	58 miles



Immingham	72 miles
Hull	72 miles
Liverpool	80 miles
Felixstowe	201 miles

All Enquiries

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www.ashroydbusinesspark.co.uk

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Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.

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