

FOR SALE / TO LET

DETAILED PLANNING GRANTED – DELIVERABLE IN 9 MONTHS



ASHROYD 95

**J36 M1 HOYLAND
BARNLEY S74 9SB**



Indicative Image

New Build Industrial Warehouse Unit
94,500 sq ft (8,779 sq m)

A new development by
network space
Better places for business



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



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



TERMS

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

BOUNDARIES

Plot 3 Boundary Line
(approx. 6.25 acres / 2.53 ha)



ASHROYD 95

SITE PLAN

DESCRIPTION

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

Ashroyd 95 has detailed / reserved matters planning permission for use classes E(g)(ii), E(g)(iii), B2 and B8 industrial and distribution uses for 94,500 sq ft (including 4,500 sq ft first floor offices) with a large self-contained yard and a separate car parking area. (Planning permission 2021/1332).

SPECIFICATION

Unit 3 specification:-

- High quality, fully fitted first floor offices and amenity areas
- Heating and cooling provided by electrically operated air source heat pumps
- Glazed feature entrance
- Male, female and mobility impaired WCs
- 12m height to under haunch
- Warehouse floor slab loading 50kN/m²
- Secure gated yard – 50m yard depth
- 2 no. 4m x 5m level access loading doors
- 8 no. dock leveller loading doors (2 Euro Dock doors)
- Up to 750kVA (to be confirmed) 3 phase electricity supply
- Mains gas connected
- Super-fast broadband
- 110 dedicated car parking spaces (including 5 mobility impaired and 12 charging points)
- BREEAM Very Good Certification
- Roof structure designed to accommodate solar PV

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.



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.

ASHROYD 95 J36 M1 HOYLAND BARNSELEY S74 9SB


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

	Birmingham	93 miles
	Leeds Bradford	36 miles
	Manchester	44 miles
	East Midlands	58 miles

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



A new development by
network space
 Better places for business

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.

ALL ENQUIRIES

toby@cpppartners.co.uk
ed@cpppartners.co.uk



COMMERCIAL PROPERTY PARTNERS

0114 273 8857

www.cpppartners.co.uk

www.ashroydbusinesspark.co.uk

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Network Space, NSM, CPP, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Please contact Network Space, NSM or CPP for the source and date reference. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. April 2023.