FOR SALE / TO LET

DETAILED PLANNING GRANTED – DELIVERABLE IN 9 MONTHS

SIGNAGE

SIGNAGE

ASHROYD95

J36 M1 HOYLAND BARNSLEY S74 9SB

BLOB-TRAN

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

A new development by **Network Space** Better places for business

Indicative Image

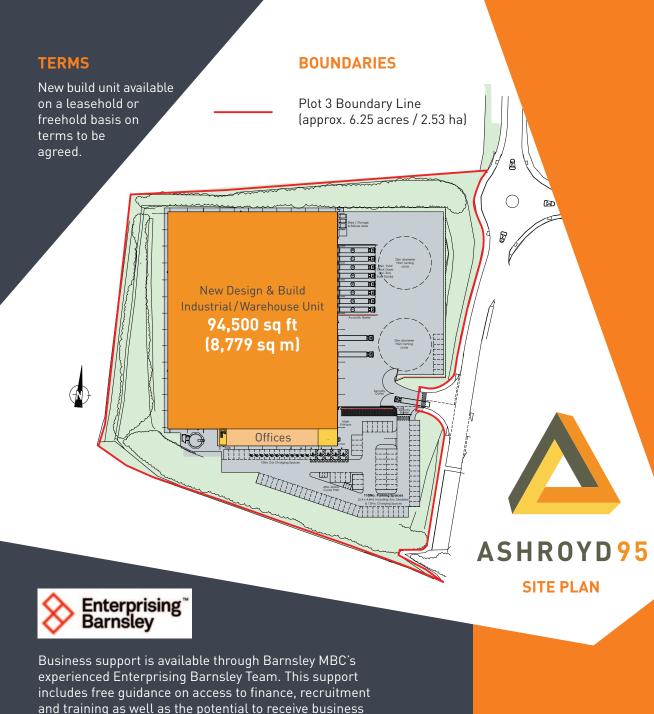


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1.4m population within 1 hour drive time

(source ONS)

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



growth coaching. For more information please contact

Enterprising Barnsley on 01226 787 535.

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.

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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

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

	Birmingham	93 miles
18 A	Leeds Bradford	36 miles
* }	Manchester	44 miles
	East Midlands	58 miles

	Immingham	72 miles
槀	Hull	72 miles
717	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

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