

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.



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.

All Enquiries

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ASHROYD
 business park

J36 M1 PLATTS COMMON
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For Sale / To Let
New Design & Build
Industrial / Warehouse Unit
94,500 sq ft
(8,779 sq m)

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Design & Build Opportunity

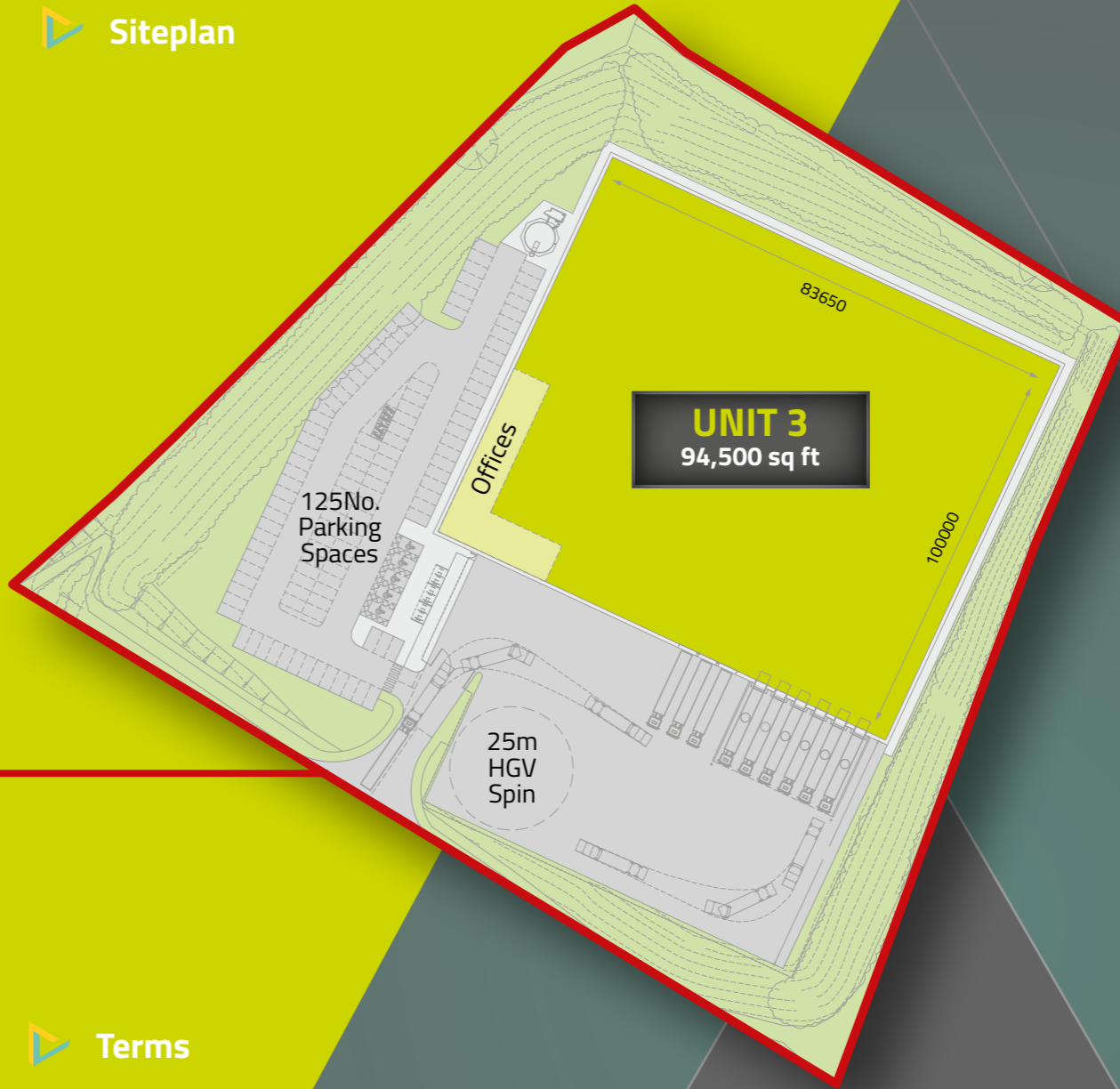


UNIT 3

Indicative Image



Siteplan



Terms

A new design & build unit available for sale or to let for a term of years to be agreed.

Opportunity

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

Plot 3 has outline planning permission for B1, B2 and B8 industrial / distribution uses and up to 94,500 sq ft (including 4,500 sq ft first floor offices), with a large self-contained yard and a separate car parking area.

Proposed Specification

Unit 3 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
- 12m height to under haunch
- Warehouse floor slab loading 50kN/m2
- Secure gated yard – 50m yard depth
- 3 no. 4m x 5m level access loading doors
- 6 no. dock leveller loading doors (one double deck)
- Up to 750kVA (to be confirmed) 3 phase electricity supply
- Mains gas connected
- Super-fast broadband
- 125 dedicated car parking spaces (including 6 mobility impaired and 6 charging points)
- BREEAM Very Good Certification

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.