ASHROYD

business park

J36 M1 HOYLAND
BARNSLEY S74 9SB

To Let

4 New Speculative Build
Industrial / Warehouse Units

10,900 to 21,700 sq ft

(1,013 to 2,016 sq m)

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network space
Better places for business

Supported by
Sheffield City Region

Under Construction Completion Q1 2020



UNIT 5 A-D

Description

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

Units 5A to 5D are being speculatively built and are suitable for B1, B2 and B8 industrial / distribution uses 24/7. Each unit has its own secure yard and parking and first floor offices.

Specification

The units will include the following features:

- **Glazed feature entrance**
- **High quality, fully fitted ground and first floor offices and amenity areas**
- **Male, female and mobility impaired WCs**
- **8m height to under haunch**
- **Warehouse floor slab loading 50kN/m2**
- **Secure gated yards**
- **Level access loading doors 4m x 5m**
- **100kVA 3 phase electricity supply**
- **Mains gas connected**
- **Super-fast broadband**
- **Dedicated car parking spaces (including mobility impaired and charging points)**
- **BREEAM Very Good Certification**

Terms

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



Accommodation

Unit	Ground Floor sq ft	First Floor sq ft	Total sq ft	Total sq m	Car Parking	Yard Depth
5A	10,000	900	10,900	1,013	13	25m
5B	12,000	950	12,950	1,203	15	30m
5C	20,000	1,700	21,700	2,016	25	32m
5D	10,000	990	10,990	1,021	11	21m

Enterprising Barnsley™

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.

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.

UNIT 5A
10,900 SQ FT



UNIT 5B
12,950 SQ FT



UNIT 5C
21,700 SQ FT



UNIT 5D
10,990 SQ FT



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

15.2m population within 2 hours drive time *(source ONS)*

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

All Enquiries

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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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