

## **APPENDIX MJB4**

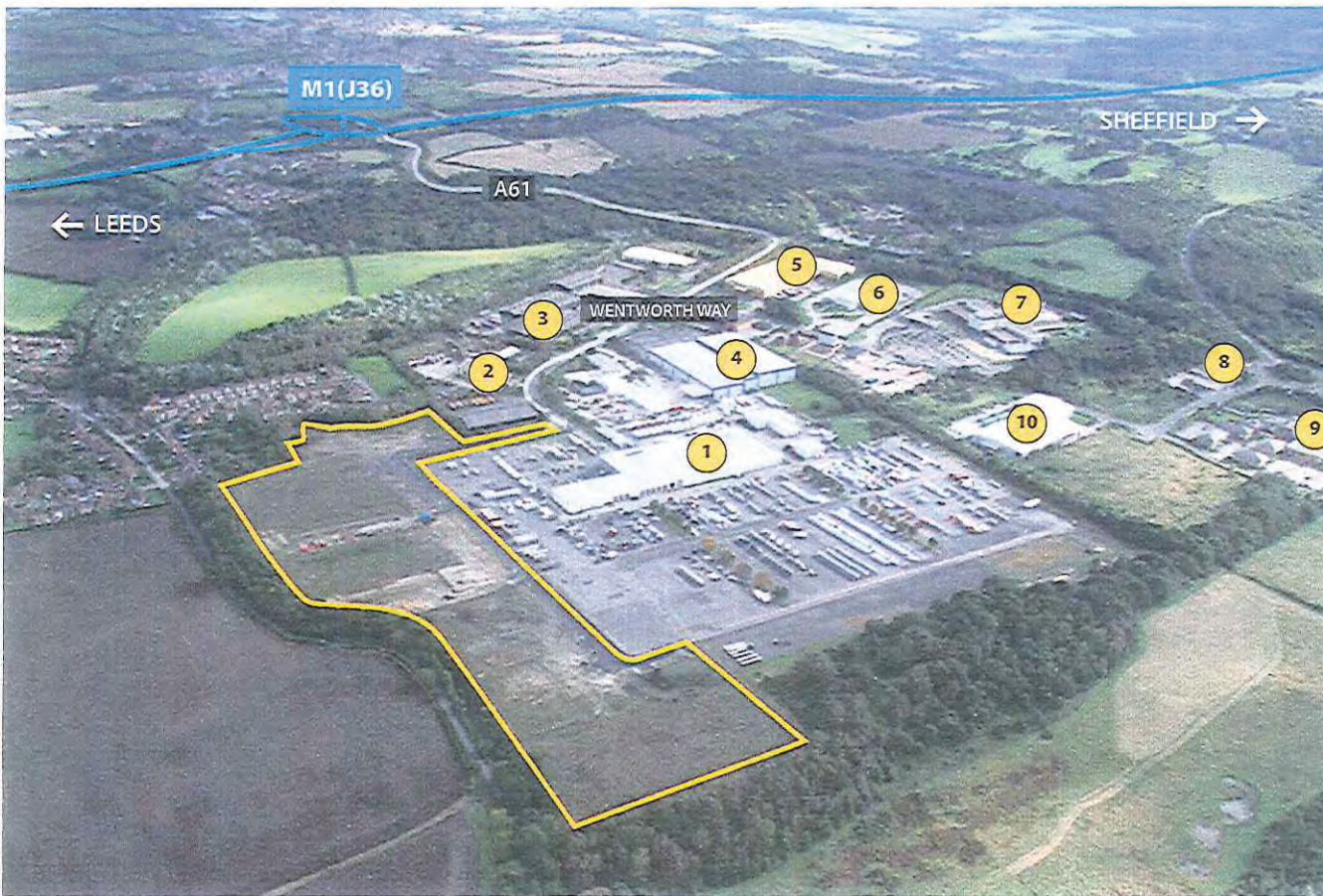
Agent's Particulars of Gladman Park (J36)



J36 M1  
**GLADMAN PARK**  
**TANKERSLEY**

New industrial/distribution development totalling 318,000 sq ft

**Consented . Funded . Deliverable**



# J36 M1 GLADMAN PARK TANKERSLEY

## EXCELLENT OPPORTUNITY

Gladman Park is a prime opportunity for warehouse and industrial occupiers looking for well connected high quality space in the M1 corridor.

The scheme has detailed consent for the construction of four units suitable for B1, B2 and B8 industrial/distribution uses set within 25 acres.

## THE DEVELOPER

Established over 25 years ago, Gladman is now one of the Country's leading Commercial Developers of Industrial/Distribution premises.

Gladman's product range has been continually developed in consultation with occupiers to provide what they now believe to be the best balance between design, occupancy costs and flexibility. Gladman are experts in working with occupiers to ensure all requirements are satisfied.

Gladman benefit from an innovative and skilled in-house team allowing them to focus on rapid delivery of build to suit facilities, with an impressive track record gained from over 10 million sq ft of development occupied by a number of the UK's leading companies.

## LOCAL OCCUPIERS

The site sits within the established Wentworth Park Estate which includes occupiers such as:

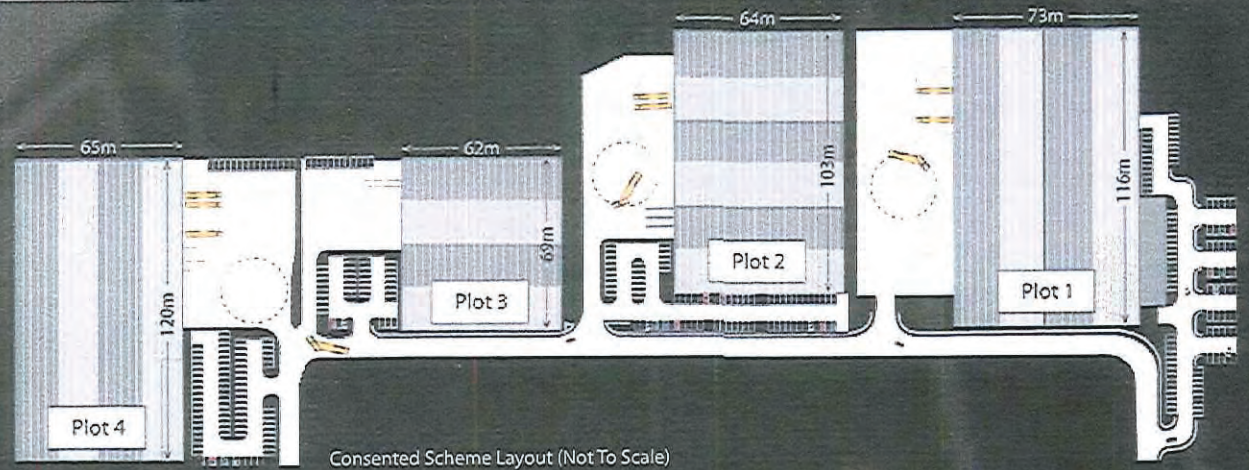
- |                     |                     |
|---------------------|---------------------|
| 1 Mercedes Benz     | 6 AECOM             |
| 2 Volvo             | 7 HSBC              |
| 3 Distinction Doors | 8 McDonalds         |
| 4 Company Shop      | 9 Premier Inn       |
| 5 ITAB              | 10 Pilkington Glass |



## ACCOMMODATION

| Plot   | Acreage    | Building Size (sq ft)      |
|--------|------------|----------------------------|
| Plot 1 | 4.5 acres  | 100,711 sq ft (9,356 sq m) |
| Plot 2 | 3.35 acres | 76,028 sq ft (7,063 sq m)  |
| Plot 3 | 1.95 acres | 51,378 sq ft (4,773 sq m)  |
| Plot 4 | 3.7 acres  | 89,742 sq ft (8,337 sq m)  |

Gross internal areas



Consented Scheme Layout (Not To Scale)

## PREDICTED EPC RATING



Gladman's approach is to achieve the best possible EPC rating working to the occupiers requirements. A minimum of a 'B' and potentially an 'A' rating should be expected.

## SPECIFICATION

Occupiers exact requirements can be accommodated on site to include:-

- Clear working height of 12m
- Dock level and /or ground level access loading doors
- Bespoke floor loading to the occupiers requirement (standard loading: 65kN/sq m)
- Large secure serviced yards and car parking areas
- 40m minimum yard depth
- High quality office accommodation
- Typically BREEAM "Very Good" rated

## PLANNING

The scheme has an unrestricted 24/7/365 planning consent for B1, B2 and B8 industrial and distribution uses.

## DEMOGRAPHICS Source: Office of National Statistics

Barnsley has a population of 227,600  
15,270,954 population within a 2 hour drive time

### Skilled Workforce



27% \*21.9%  
work in manufacturing and distribution

\* UK average

### Labour Supply



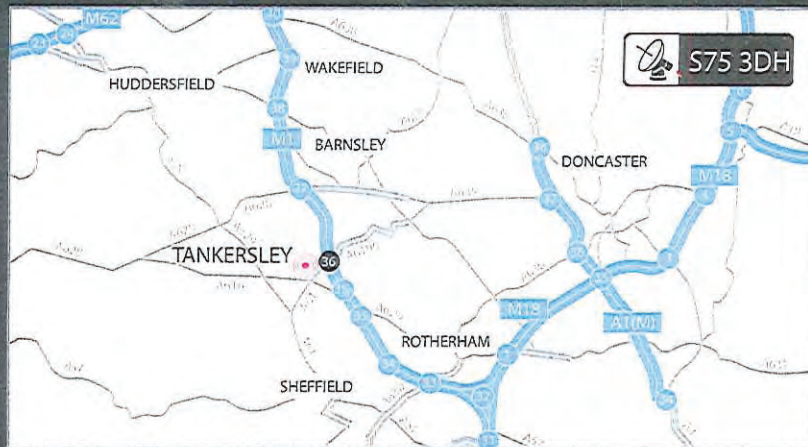
11.4% \*7.7%  
unemployment

### Labour Costs



11-16%  
lower labour costs compared to UK average

Consented . Funded . Deliverable



## DRIVE TIMES

| Cities     | Time               | Ports                 | Time               |
|------------|--------------------|-----------------------|--------------------|
| Sheffield  | 15 Minutes         | Hull                  | 1 Hour 19 Minutes  |
| Leeds      | 31 Minutes         | Immingham             | 1 Hour 22 Minutes  |
| Manchester | 58 Minutes         | Liverpool Albert Dock | 1 Hour 33 Minutes  |
| Birmingham | 1 Hour 51 Minutes  | Felixstowe            | 3 Hours 51 Minutes |
| Newcastle  | 2 Hours 6 Minutes  | Southampton           | 3 Hours 56 Minutes |
| London     | 3 Hours 15 Minutes |                       |                    |

Source: AA.com

## OUTSTANDING LOCATION

Gladman Park is located within 1 mile of Junction 36 of the M1 Motorway providing excellent communications throughout the region and the UK as a whole. Approximately 1/4 of the UK's population (15,270,954) are within a 2 hour drive time.

The site is positioned within the established Wentworth Industrial Estate within the heart of the UK.

## FURTHER INFORMATION

Please contact Gladman or their Joint Agents to discuss opportunities in further detail.

[www.gladman.co.uk/industrial-tankersley](http://www.gladman.co.uk/industrial-tankersley)

### CONTACT:

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## **APPENDIX MJB5**

Agents Particulars of Capitol Park (J37)

# BUILDING A BRIGHT NEW FUTURE



**CAPITOL PARK**

J37 M1, BARNSLEY

[www.capitol-park.co.uk](http://www.capitol-park.co.uk)

# CAPITOL PARK

## J37 M1, BARNESLEY

ONE OF THE REGION'S FOREMOST BUSINESS PARKS.

### COMMERCIAL UNITS

15,000 - 250,000 sq ft (1,400 - 23,200 sq m)

Bespoke manufacturing and distribution premises can be designed and built to suit specific requirements. The units benefit from private yard and car parking facilities, thus providing occupiers with their own distinct identity.

← HUDDERSFIELD

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

PARK & RIDE

### CURRENT OCCUPIERS

capex group



Pit Stop



KING'S



encore



encore

### HOTEL AND LEISURE FACILITIES

A 120 bed Ramada Encore Hotel and a Toby Inn support the business units on the site, together with a park-and-ride facility on site.

TO SHEFFIELD

J37  
M1

TO LEEDS

→ BARNESLEY

### HEADQUARTER OFFICES

Upto 150,000 sq ft (13,940 sq m)

Located at the main entrance, the high quality of design and construction of these offices set the standard for the park. Available from small individual office buildings through to larger bespoke headquarters.



### HIGH QUALITY OFFICES

2,000 - 20,000 sq ft (185 - 1,858 sq m)

Individual two storey office suites available on a design and build basis. Each building will have a BREEAM very good rating and set within an extensively landscaped environment with a generous car parking ratio.



# CAPITOL PARK

## J37 M1, BARNLSLEY

### 36 ACRES OF PRIME COMMERCIAL DEVELOPMENT



- All buildings rated BREEAM very good
- Strategic Gateway Site - Junction 37, M1
- Easy access to M62, M18 & A1
- 450,000 sq ft (41,800 sq m) of Quality Offices, Commercial and Business Units
- Superb amenities on-site
  - 120 bed Ramada Encore Hotel
  - Toby Inn Pub and Restaurant
  - Park & Ride facility planned
- Excellent local transport network
- Barnsley is the UK's most cost effective business location\*

\*Source: KPMG 2008 Competitive Alternative Study

| <i>Travel Distances**</i>              | <i>Miles</i> | <i>Drive Time</i> |
|--|--------------|-------------------|
| <i>By Road</i>                         |              |                   |
| London                                 | 176          | 3hrs 20mins       |
| Leeds                                  | 22           | 25mins            |
| Liverpool                              | 60           | 1hr 20mins        |
| Manchester                             | 30           | 45mins            |
| Newcastle                              | 115          | 2hrs 20mins       |
| Sheffield                              | 15           | 20mins            |
| <i>By Air*</i>                         |              |                   |
| Robin Hood Doncaster/Sheffield Airport | 20           | 30mins            |
| Leeds/Bradford Airport                 | 25           | 35mins            |
| Manchester International Airport       | 35           | 40mins            |

\*\*All figures approximate. Source: AA