

# ASHROYD

business park

J36 M1 HOYLAND BARNSLEY S74 9SB

# To Let

4 New Speculative Build Industrial / Warehouse Units

11,049 to 21,882 sq ft (1,026 to 2,033 sq m)







### **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 new 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 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
- Warehouse LED lighting
- 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 & charging points)
- BREEAM Very Good Certification & EPC rating A



#### **Terms**









Unit	Ground Floor sq ft	First Floor sq ft	Total sq ft	Total sq m	Car Parking	Yard Depth
5A	10,144	905	11,049	1,026	13	25m
5B	12,127	948	13,075	1,215	15	30m
5C	20,181	1,701	21,882	2,033	25	32m
5D	10,127	1,003	11,130	1,034	11	21m



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.



# 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.



## **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.

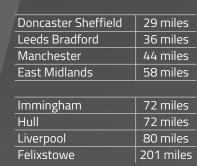


A new development owned by



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**Distances** 

Sheffield

Manchester

Leeds

London

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

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

A6195 Dearne Valley Parkway

> A6195 Dearne Valley Parkway



Ashroyds Way

Ryecroft Bank

12 miles

28 miles

37 miles

172 miles

### **All Enquiries**

matthew.ewin@savills.com tom.asher@savills.com



toby@cppartners.co.uk ed@cppartners.co.uk



www.ashroydbusinesspark.co.uk

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