



11,135 Sq Ft (1,034.44 Sq M)

- Available Now
- New Build Industrial/Warehouse Units
- J36 M1 Barnsley

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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.

Description

Unit 5D forms part of the speculatively built scheme at Ashroyd Business Park, Junction 36 of the M1 Motorway. Phase I saw 5 speculatively built units complete in 2020 with all units occupied close to PC.

The property comprises a detached, modern industrial/warehouse unit set within a detached and secure perimeter fenced plot. The recently developed unit is a steel framed units with brick and blockwork elevations surmounted by a single pitched and profile clad roof.

Access to the unit is via a personnel door leading to the ground floor reception and first floor offices beyond. Warehouse access is via a large loading door leading to the full height unit, which extends to 8m to the underside of the haunch.

Unit 5d has become available due to the change in requirements for the existing tenant and therefore is available via an assignment/sub lease of the existing lease or on new terms to be agreed.

The units will benefit from the following:

- Glazed feature entrance
- High quality, fully fitted offices
- 8m clear height within warehouse
- Secure and gated yards
- All mains services
- Super-fast broadband
- BREEAM Very Good Certification

Terms

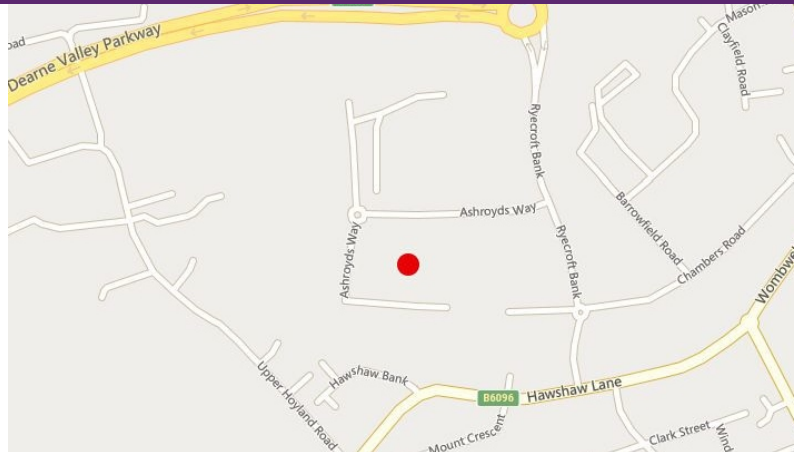
FRI Terms to be agreed - Quoting £86,296 pa.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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May 2023



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