

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.

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ASHROYD

business park

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For Sale / To Let
 New Speculative Build
 Industrial / Warehouse Unit
52,500 sq ft
 (4,877 sq m)

A development by
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 Better places for business

Sheffield City Region

Under Construction Completion Q1 2020



UNIT 4

Indicative Image

▶ Opportunity

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

Unit 4 occupies a prominent location being the first unit as you enter the business park. It is suitable for B1, B2 and B8 industrial / distribution uses 24/7 and provides 52,500 sq ft (including 2,500 sq ft first floor offices), with a large self-contained yard and a separate car parking area.

▶ Specification

Unit 4 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
- 10m height to under haunch
- Warehouse floor slab loading 50kN/m²
- Secure gated yard - 33m to 35 m yard depth
- 2 no. 4m x 5m level access loading doors
- 3 no. dock leveller loading doors (one double deck)
- 200kVA 3 phase electricity supply
- Mains gas connected
- Super-fast broadband
- 80 dedicated car parking spaces (including 4 mobility impaired and 4 charging points)
- BREEAM Very Good Certification

▶ Terms

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

▶ 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.

▶ Siteplan

