FOR SALE / TO LET



DETAILED PLANNING GRANTED - DELIVERABLE IN 9 MONTHS

ASHROYD 95



New Build Industrial Warehouse Unit 94,500 sq ft (8,779 sq m)

A new development by



Better places for business



TERMS

New build unit available on a leasehold or freehold basis on terms to be agreed.

BOUNDARIES

Plot 3 Boundary Line (approx. 6.25 acres / 2.53 ha)





Comprehensive business support is available through Barnsley MBC's experienced Enterprising Barnsley Team. This support includes free guidance on access to finance, assistance with recruitment and training, as well as the potential to receive specialised business growth coaching. For more information please contact Enterprising Barnsley via email - investment@barnsley.gov.uk

DESCRIPTION

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

Ashroyd 95 has detailed / reserved matters planning permission for use classes E(g)(ii), E(g)(iii), B2 and B8 industrial and distribution uses for 94,500 sq ft (including 4,500 sq ft first floor offices) with a large self-contained yard and a separate car parking area. (Planning permission 2021/1332).

SPECIFICATION

Unit 3 specification:-

- High quality, fully fitted first floor offices and amenity areas
- Heating and cooling provided by electrically operated air source heat pumps
- Glazed feature entrance
- Male, female and mobility impaired WCs
- 12m height to under haunch
- Warehouse floor slab loading 50kN/m²
- Secure gated yard 50m yard depth
- 2 no. 4m x 5m level access loading doors
- 8 no. dock leveller loading doors (2 Euro Dock doors)
- Up to 750kVA (to be confirmed) 3 phase electricity supply
- Mains gas connected
- Super-fast broadband
- 110 dedicated car parking spaces (including 5 mobility impaired and 12 charging points)
- BREEAM Very Good Certification
- Roof structure designed to accommodate solar PV

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.





To ensure our developments follow the best sustainable practices, we adopt a design led approach to identify ways to minimise direct and indirect greenhouse gases, energy / water consumption and waste during both construction and lifetime operation.

Operational energy use will be reduced by a combination of an all-electric M&E services strategy, with air source heat pumps providing energy for heating and cooling; provision of electric vehicle charging, alongside a low air permeability design and efficient external envelope and insulation.

High-efficiency building services are provided with LED lighting, ventilation, space heating and cooling plant to be selected from the best-performing products on the market - reducing end-user occupational costs. The roof is also designed to accommodate occupier-installed photovoltaic panels.

We also look to maximise employee welfare and well-being through features designed to enhance natural light and enable a comfortable working environment. Excellent public transport links and secure bicycle storage facilities within the unit support sustainable travel.

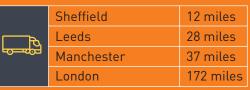
The development will be carried out to a BREEAM Very Good standard, whilst also targeting BREEAM Excellent standards for Energy and Water usage, and targets EPC A.

ASHROYD 95 J36 M1 HOYLAND BARNSLEY S74 9SB

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

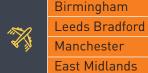


93 miles

36 miles

44 miles

58 miles



魯	Immingham	72 miles
	Hull	72 miles
	Liverpool	80 miles
	Felixstowe	201 miles

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		A6195 Dearne Valley Parkway
B6096 Hawkshaw Lane		
Hoyland	ASHROYD 99 94,500 sq tt	7
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		MC PLAN

A new development by



Better places for business

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.

ALL ENQUIRIES

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www.ashroydbusinesspark.co.uk

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