

# FOR SALE / TO LET

DETAILED PLANNING GRANTED – DELIVERABLE IN 9 MONTHS



## ASHROYD 95

J36 M1 HOYLAND  
BARNSELY S74 9SB



Indicative Image

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

A new development by  
**network space**  
Better places for business





THE  
HARRIS  
PARTNERSHIP



**1.4m population**  
within 1 hour drive time  
(source ONS)



**Barnsley average FTE**  
weekly earnings **£564** -  
**Nationally £642**  
(source ONS Dec 2022)





## 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)



# ASHROYD 95

## SITE PLAN

## 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/m<sup>2</sup>
- 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.



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](mailto:investment@barnsley.gov.uk)





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.



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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.

## DISTANCES

	Sheffield	12 miles
	Leeds	28 miles
	Manchester	37 miles
	London	172 miles

	Birmingham	93 miles
	Leeds Bradford	36 miles
	Manchester	44 miles
	East Midlands	58 miles

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



A new development by  
**network space**  
 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**  
 toby@cpartners.co.uk  
 ed@cpartners.co.uk



[www.ashroydbusinesspark.co.uk](http://www.ashroydbusinesspark.co.uk)

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