



# TO LET NEW BUILD INDUSTRIAL/TRADE BUSINESS UNITS

3,000-25,000 sq ft (279-2,322 sq m)

- ▶ High Quality Specification
- ▶ New development of 17 units
- ▶ Full height roller shutter loading access
- ▶ Fitted offices
- ▶ Connections to all mains services
- ▶ Landscaped environment
- ▶ Availability of super-fast broadband on-site
- ▶ BREEAM rating 'Very Good'
- ▶ LED lighting to the warehouses
- ▶ Gated Site

 **Nexus**

**BARNSELEY**  
**J37 M1** at Capitol Park  
Capitol Court, Dodworth, S75 3UB





➤ SHEFFIELD

↖ BARNSELEY/A628

J37

TOBY CARVERY  
ibis

Barnatayne  
HOLIDAY CLUB & RESORT  
Holiday Inn

Finance  
Hargreaves

TOTAL SAFETY

M1

MILA  
Quality & service | It's in our DNA  
Window & Door Maintenance

Nexus  
at Capitol Park

BATTERY DYNAMICS

WOW  
WORLD OF WINDOWS

↙ WAKEFIELD/LEEDS/M62

NHS

BREBUR



# OVERVIEW

Capitol Park is strategically located adjacent to Junction 37 of the M1 and only two miles from Barnsley Town Centre. Sheffield, Rotherham and Wakefield are within easy reach as are the M62, M18 and A1(M) motorways.

Nexus comprises a development of 17 units set in a landscaped surrounding, built to a very high quality specification and ranging in size from 3,000 sq ft upwards.

## A STRATEGICALLY LOCATED ESTATE BUILT TO A HIGH SPECIFICATION



## DEMOGRAPHICS



Barnsley Population –  
**243,300**



**LABOUR SUPPLY –**  
151,700 residents  
of working age with  
111,900 in employment



Population within a  
2 hour drive time –  
**15,270,954**



**LOWER  
AVERAGE WAGE**  
levels compared to  
Yorkshire and Humber  
and UK averages

# ACCOMMODATION

The units will have the following approximate GIA areas:

Phase 1 - Available Now

\*All sizes in sq ft

Unit	Total	Warehouse & GF Office	FF Office
1	3,507	3,507	-
2	3,507	3,507	-
3	3,007	3,007	-
4	3,007	3,007	-
5	3,007	3,007	-
6 Let to Battery Dynamics	3,007	3,007	-
7	3,007	3,007	-
8	3,007	3,007	-
9	7,614	6,275	1,339
10	4,000	4,000	-
11 Let to World of Windows	4,000	4,000	-
12 Let to Total Safety	9,567	8,523	1,044
14	11,784	10,500	1,284
15	11,270	10,024	1,246
16 Let to Mila	7,181	6,003	1,178

Phase 2 - Available Q1 2021

\*All sizes in sq ft

Unit	Total	Warehouse & GF Office	FF Office
17	25,431	23,160	2,271
18	19,417	17,103	2,314



**UNITS RANGING IN SIZE FROM  
3,000-25,000 SQ FT FOR B1, B2 & B8 USES**

# SPECIFICATION

- ▶ Steel portal frame construction
- ▶ Eaves heights for units 1-11 of 6m, units 12-16 of 7.2m and units 17-18 of 8m
- ▶ Electrically operated full height loading doors
- ▶ LED lighting to all internal areas/warehouse
- ▶ 10% Roof lights
- ▶ Fully fitted office
- ▶ Kitchens/WC
- ▶ Showers
- ▶ Connections to all mains services
- ▶ Super-fast broadband available on-site
- ▶ Good sized service yards (secure yards to units 12-18)
- ▶ Site security fencing and CCTV
- ▶ Floor loading min 35kn per sq m
- ▶ Cycle shelters
- ▶ Electric car charging points
- ▶ Landscaped business park environment

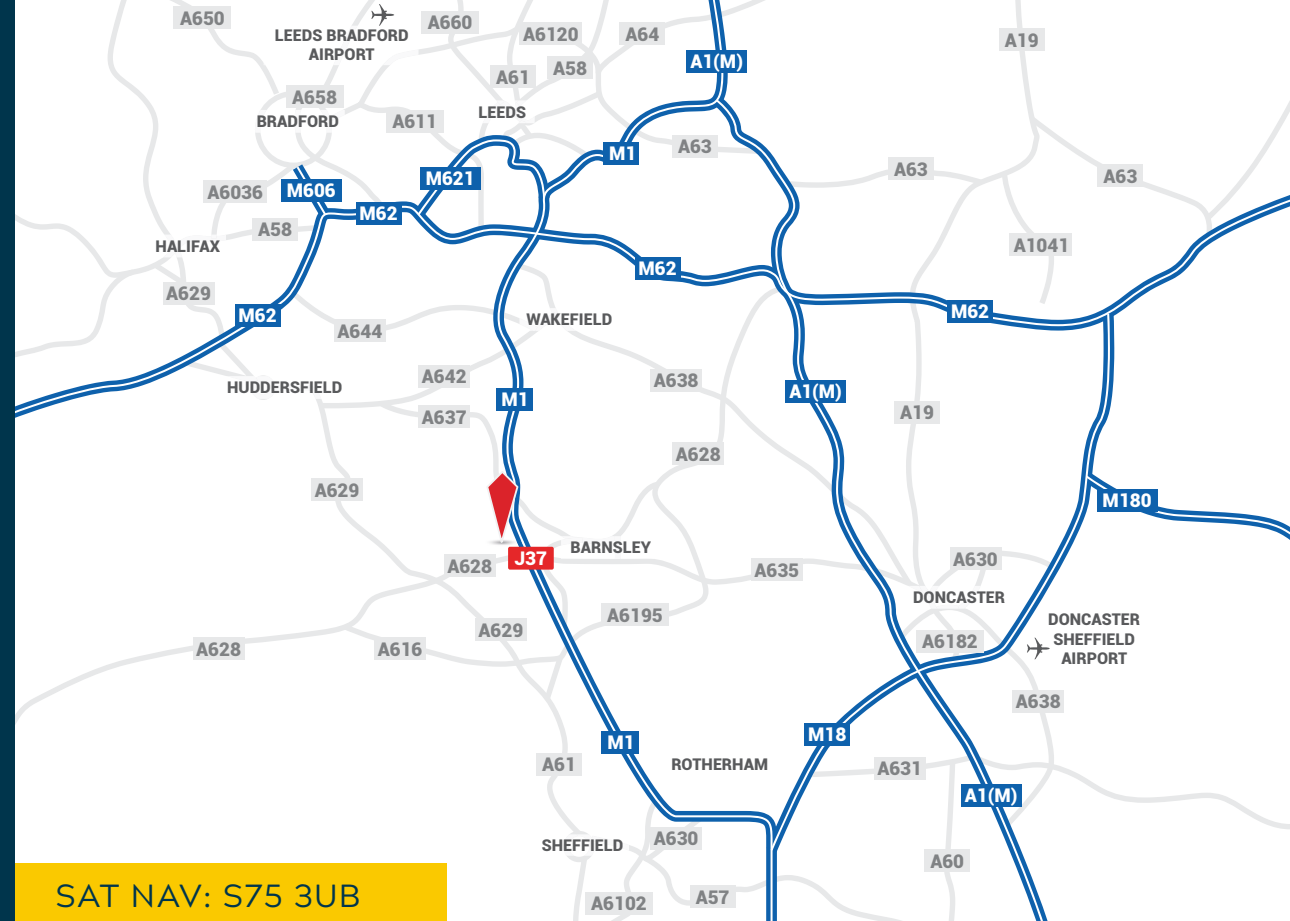




## DRIVE TIMES

Destination	Distance	Time
Sheffield	14 miles	30 mins
Wakefield	11 miles	20 mins
Leeds	20 miles	26 mins
Doncaster	18 miles	35 mins
Manchester	34 miles	1 h
Hull	69 miles	1 h 10 mins
London	175 miles	2 h 50 mins

Airports	Distance	Time
Doncaster Sheffield	32 miles	31 mins
Leeds Bradford	30 miles	51 mins
Manchester	40 miles	1 h 8 mins



SAT NAV: S75 3UB

## TERMS

The accommodation is available to let by way of a new full repairing and insuring lease on terms to be agreed.

## VAT

All figures quoted, subject to VAT at the prevailing rate where applicable.

## LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

## BARNSELY MBC BUSINESS SUPPORT

Comprehensive 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 787535.

## EPC

Energy performance certificates will be available on request.



**Sheffield**  
City Region



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