

**PRELIMINARY DETAILS**  
**TO LET**  
**76,371 SQ FT (7095 SQ M)**



**UNIT A CAPITOL WAY,  
DODWORTH, BARNSELEY,  
S75 3FG**



### UNIT SPECIFICATION

- CLEAR WORKING HEIGHT 12M TO UNDERSIDE OF HAUNCH
- FULLY LIT WAREHOUSE
- 4 LOADING DOCKS
- 2 GROUND LEVEL LOADING DOORS
- 72 CAR PARKING SPACES SEPARATE FROM YARD
- FLOOR LOADING 50KNM<sup>2</sup>
- ALL MAINS SERVICES
- HIGH QUALITY OFFICE ACCOMMODATION

### ACCOMMODATION

(all areas are gross internal)

	<b>SQ FT</b>	<b>SQ M</b>
Ground floor office	4,073	378
First floor office	4,073	378
Warehouse	68,225	6,338
<b>TOTAL</b>	<b>76,371</b>	<b>7,095</b>

### RATEABLE VALUE

We understand the rateable value of the property £462,500.

### FURTHER INFORMATION

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CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

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