

**PLANNING IMPLEMENTED - READY TO GO**

**TO LET / FOR SALE**

**BRAND NEW  
WAREHOUSE / INDUSTRIAL UNIT  
UNIT ONE - ENTERPRISE 36**

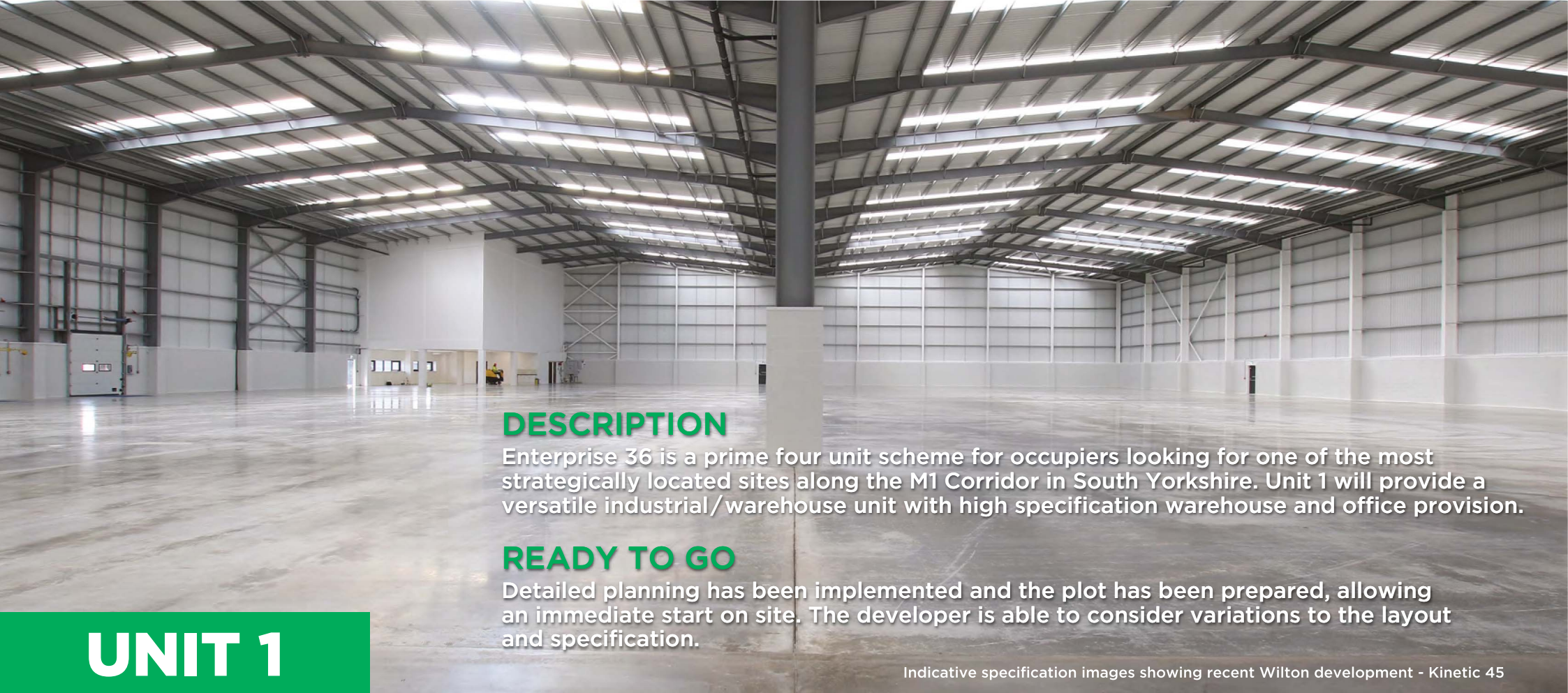
**100,500 SQ FT (9,336.76 SQ M)**

A JOINT VENTURE BETWEEN



**Enterprise 36**

TANKERSLEY • S75 3DH • J36 M1



## DESCRIPTION

Enterprise 36 is a prime four unit scheme for occupiers looking for one of the most strategically located sites along the M1 Corridor in South Yorkshire. Unit 1 will provide a versatile industrial/warehouse unit with high specification warehouse and office provision.

## READY TO GO

Detailed planning has been implemented and the plot has been prepared, allowing an immediate start on site. The developer is able to consider variations to the layout and specification.

# UNIT 1

Indicative specification images showing recent Wilton development - Kinetic 45



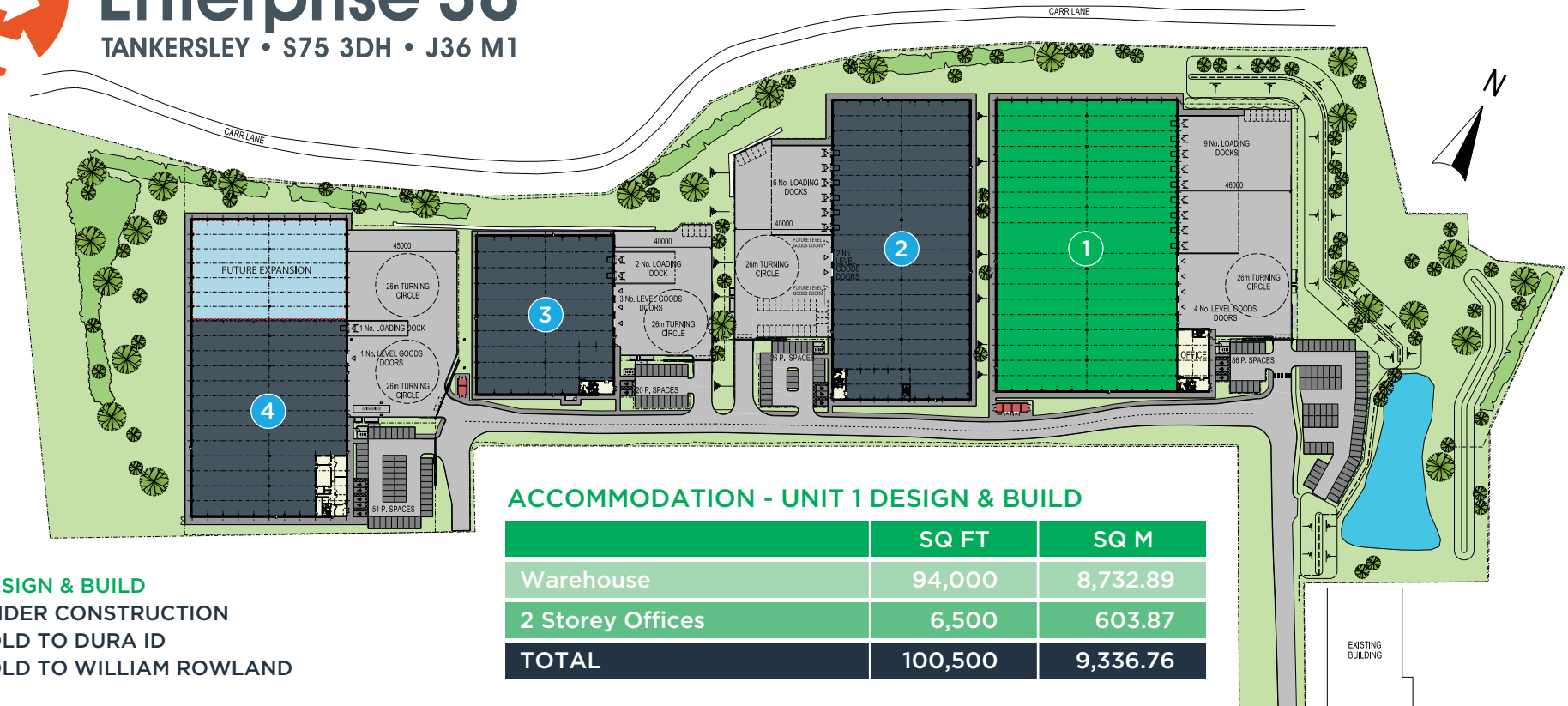
## SPECIFICATION

- Warehouse area of 94,000 sq ft
- High quality office accommodation up to 6,500 sq ft
- 12m to underside of haunch
- 4 level access loading doors
- 9 dock level loading doors
- Warehouse floor loading of 50 Kn per sq m
- Large secure yard and loading area
- 88 car parking spaces
- Yard depth of approx 46 metres



# Enterprise 36

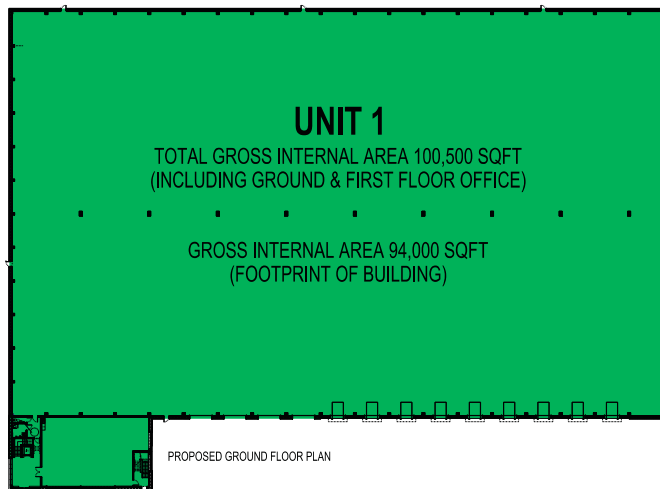
TANKERSLEY • S75 3DH • J36 M1



- UNIT 1 - DESIGN & BUILD
- UNIT 2 - UNDER CONSTRUCTION
- UNIT 3 - SOLD TO DURA ID
- UNIT 4 - SOLD TO WILLIAM ROWLAND

## ACCOMMODATION - UNIT 1 DESIGN & BUILD

	SQ FT	SQ M
Warehouse	94,000	8,732.89
2 Storey Offices	6,500	603.87
<b>TOTAL</b>	<b>100,500</b>	<b>9,336.76</b>



### TERMS

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the unit is available to purchase on a Freehold basis.

### PLANNING

The unit has planning consent for B1, B2 and B8 uses.

### RATEABLE VALUE (RV)

The Rateable Value will be assessed on completion. For further information please contact Barnsley Metropolitan Borough Council billing authority.

### EPC

An EPC will be available on practical completion of the unit.

### SERVICES

All mains services including gas, three phase electricity, mains water, and foul and surface water drainage are to be connected to the unit.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

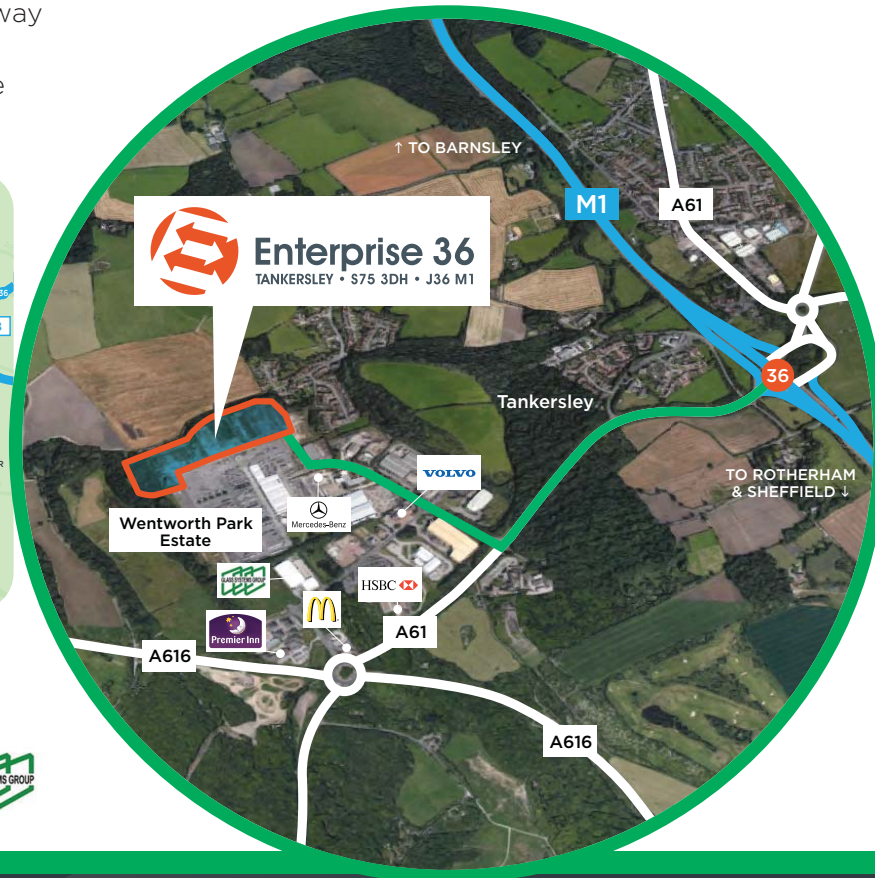
### VAT

All rents are quoted exclusive of VAT at the prevailing rate.

## LOCATION

Enterprise 36 is located within 1 mile of Junction 36 of the M1 Motorway providing excellent roadway access throughout the region and the UK as a whole.

Approximately 1/4 of the UK's population (15,270,954) are within a 2 hour drive time. There are five international airports situated within a 1 hour drive from Enterprise 36.

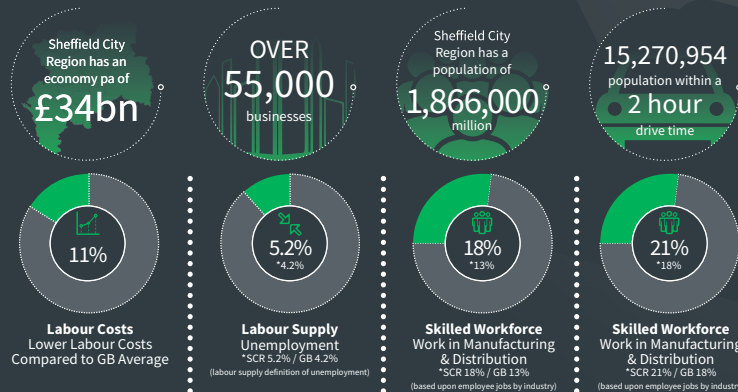


## LOCAL OCCUPIERS

The site sits within the established Wentworth Park Estate which includes occupiers such as:



## DEMOGRAPHICS, PEOPLE & EMPLOYMENT



## BARNESLEY MBC BUSINESS SUPPORT

Comprehensive business support is available through Barnsley MBC's experienced Entering 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 Entering Barnsley on 01226 787535.

## FURTHER INFORMATION

All enquiries in the first instance to the joint letting agents.



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