



TO LET

HIGH QUALITY INDUSTRIAL/BUSINESS UNITS

3,000-11,800 sq ft (279-1,098 sq m)

- ▶ New development of 15 units
- ▶ Full height roller shutter loading access
- ▶ Fitted offices
- ▶ Connections to all mains services
- ▶ Landscaped environment
- ▶ Availability of super-fast broadband on-site
- ▶ BREEAM 'Very Good'
- ▶ LED lighting to the warehouses
- ▶ Available Q3 2019

 **Nexus**

BARNSELEY
J37 M1 at Capitol Park



Barnsley Population - 243,300

Population within 2 hour drive time -

15,270,954



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

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



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.

The business park will comprise a development of 15 units set in a landscaped surrounding, built to a very high quality specification and ranging in size from 3,000 sq ft upwards.



SPECIFICATION

- ▶ Steel portal frame construction
- ▶ Eaves heights for units 4-7 of 7.2m, and units 1-3 & 8 of 6m.
- ▶ 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 4-7)
- ▶ Site security fencing and CCTV
- ▶ Floor loading min 35kn per sq m
- ▶ Cycle shelters
- ▶ Electric car charging points
- ▶ Landscaped business park environment



The units have planning permission for B1, B2 and B8 use

ACCOMMODATION

The units will have the following approximate GIA areas:

Unit	Total	Warehouse & GF Office	FF Office	Unit	Total	Warehouse & GF Office	FF Office	Unit	Total	Warehouse & GF Office	FF Office
1A	3,507	3,507	-	2D	3,007	3,007	-	4	9,567	8,523	1,044
1B	3,507	3,507	-	2E	3,007	3,007	-	5	11,284	10,500	1,284
2A	3,007	3,007	-	2F	3,007	3,007	-	6	11,270	10,024	1,246
2B	3,007	3,007	-	3A	7,614	6,275	1,339	7	7,181	6,003	1,178
2C	3,007	3,007	-	3B	4,000	4,000	-	8	4,000	4,000	-

*All sizes in sq ft



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

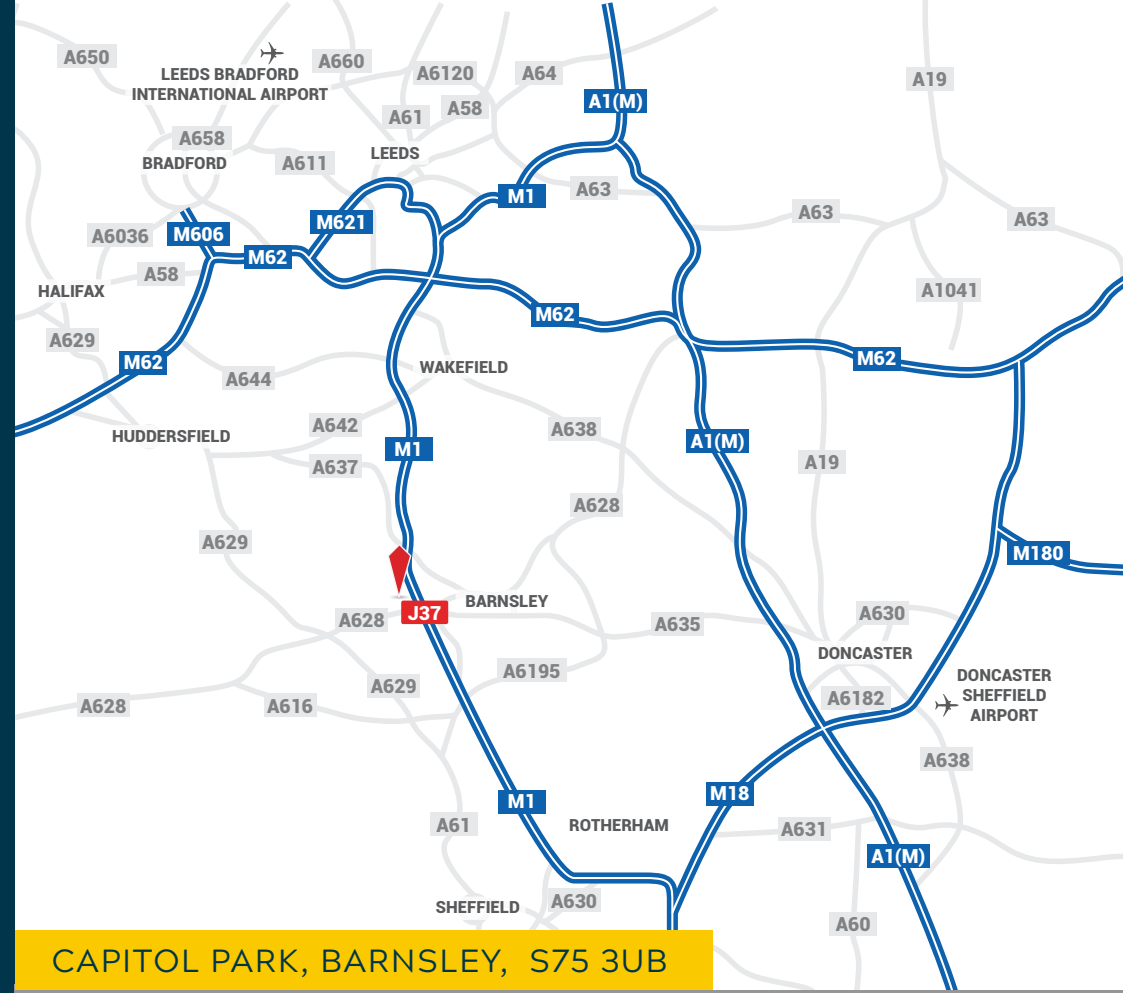
Each party to bear their own costs incurred in any transaction.

BARNSLEY 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 practical completion.



CAPITOL PARK, BARNSELY, S75 3UB

DRIVE TIMES

Destination	Distance	Time	Airports	Distance	Time
Sheffield	14 miles	30 mins	Doncaster Sheffield	32 miles	31 mins
Wakefield	11 miles	20 mins	Leeds Bradford	30 miles	51 mins
Leeds	20 miles	26 mins	Manchester	40 miles	1h 8 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			



For further enquiries and viewings, please contact:

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