

- **ADJACENT TO J30 M1**
- **ESTABLISHED INDUSTRIAL & LOGISTICS LOCATION**
- **BUILDING DESIGN CAN BE TAILORED TO SUIT END USER REQUIREMENTS**



FOR SALE / TO LET
DESIGN & BUILD UNIT AVAILABLE
164,000 SQ FT (15,236 SQ M)

BARLBOROUGH LINKS | CHESTERFIELD | S43 4GD

BARLBOROUGH
164
JUNCTION 30 M1

DESCRIPTION

Barlborough 164 is a proposed new warehouse / industrial facility adjacent to J30 of the M1, which is to be built to an institutional grade standard, including the following:

WAREHOUSE

- 18 dock level access doors
- 4 level access loading doors
- 50 kN per m² floor loading
- 50m yard
- 163 car parking spaces
- 35 spaces for HGVs/Trailers
- 12m clear height
- High quality landscaping

OFFICES (2 storey)

- Suspended ceilings
- LED lighting
- Raised floors
- Fully carpeted
- Air conditioning

Please note, we can tailor building specification to suit specific occupier requirements, the above is just for indicative purposes.

PLANNING

The site has an employment allocation and a detailed application will be submitted to the Local Authority upon agreement of a finalised building design and specification.

DEVELOPER TRACK RECORD

Liberty prides itself on providing occupiers with bespoke, turnkey industrial facilities on budget, on time and to a high standard.

Recent projects include:

Westwood Park, Wigan

Delivery of a 400,000 sq ft industrial facility for Nice-Pak International Ltd, funded by Tritax.

Melksham

Delivery of a 144,300 sq ft high bay distribution centre for Cereal Partners, with the facility being run by Great Bear.



Liberty
Properties

*'The subject site extends to a **total site area of approx. 10 acres** and is accessed immediately off the A619. The site adjoins the well-known and established **Barlborough Links** business park'*



← **SITE PLAN**

ACCOMMODATION

Area	Size (sq ft)	Size (sq m)
Warehouse	155,000	14,400
Offices (2 storey)	9,000	836
Total GIA	164,000	15,236

TERMS

The building is available by way of a new FRI lease on terms to be agreed. Alternatively, a freehold sale can be offered. Please contact the retained agents for further information.



**50M YARD
DEPTH**



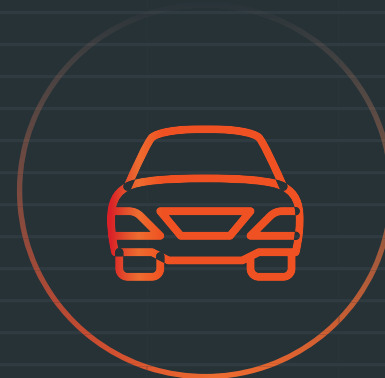
**18 DOCK LEVEL
LOADING DOORS**



**EAVES HEIGHT
12M**



**FLOOR LOADING
50KN PER M²**



**164 CAR
PARKING SPACES**

LOCATION

Barlborough Links is situated in Derbyshire, approximately 7 miles north east of Chesterfield, 9 miles south of Sheffield and 25 miles north of Nottingham.

Barlborough Links is situated on the east side of the M1 at Junction 30, accessed via the A616 dual carriageway, approximately 0.5 miles from the motorway junction. The A616, links with the A1(M) in the east, via the A60 and A57. The M1 and A1(M) form the main north / south routes on the eastern side of the country linking Yorkshire and the North East with London and the South East.

The subject site forms part of Barlborough Links Business Park, an extensive mixed-use development providing office, industrial / warehouse, retail and leisure uses together with a hospital, community facilities and residential.

Other occupiers on the estate include Amazon & Biffa.

TRAVEL TIMES

Location	Distance (miles)
Sheffield	14
Leeds	46
Nottingham	28
London	151
Doncaster Sheffield Airport	24
East Midlands Airport	37
Heathrow Airport	151
Hull Port	66
Immingham Port	67
Felixstowe Port	179

Distances shown are shortest drive distances.

Source: Google maps

BARLBOROUGH
164
JUNCTION 30 M1



FURTHER INFORMATION

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