



**A S H R O Y D**

business park

J36 M1 HOYLAND  
BARNESLEY S74 9SB

**To Let**

4 New Speculative Build  
Industrial / Warehouse Units

**11,049 to 21,882 sq ft**  
(1,026 to 2,033 sq m)

A new development owned by



**Ready for Immediate Occupation**

**UNITS 5 A-D**

## Description

Ashroyd Business Park is a prime South Yorkshire employment location that offers high quality, flexible and self-contained industrial units with excellent accessibility.

Units 5A to 5D are new speculatively built and are suitable for B1, B2 and B8 industrial / distribution uses 24/7. Each unit has its own secure yard and parking and first floor offices.

## Specification

The units include the following features:

- **Glazed feature entrance**
- **High quality, fully fitted ground and first floor offices and amenity areas**
- **Male, female and mobility impaired WCs**
- **8m height to under haunch**
- **Warehouse floor slab loading 50kN/m<sup>2</sup>**
- **Warehouse LED lighting**
- **Secure gated yards**
- **Level access loading doors 4m x 5m**
- **100kVA 3 phase electricity supply**
- **Mains gas connected**
- **Super-fast broadband**
- **Dedicated car parking spaces (including mobility impaired & charging points)**
- **BREEAM Very Good Certification & EPC rating A**

## Terms

New build speculative units available on a leasehold basis on terms to be agreed.



## Exterior & Yard



## Charging Station and Reception





**Offices**

**UNIT 5A Interior**



## Accommodation

Unit	Ground Floor sq ft	First Floor sq ft	Total sq ft	Total sq m	Car Parking	Yard Depth
5A	10,144	905	11,049	1,026	13	25m
5B	12,127	948	13,075	1,215	15	30m
5C	20,181	1,701	21,882	2,033	25	32m
5D	10,127	1,003	11,130	1,034	11	21m



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 787 535.

## Rates

Tenants will be responsible for payment of business rates and an annual service charge.

## Legal

Each party is responsible for their own legal costs.

## Location

Ashroyd Business Park is a 36 acre, well established development which benefits from a superb location directly off the A6195 Dearne Valley Parkway and only 1.5 miles from Junction 36 of the M1. Existing occupiers at the park include Universal Components, Euramax and Storefirst.



## Distances

Sheffield	12 miles
Leeds	28 miles
Manchester	37 miles
London	172 miles
Doncaster Sheffield	29 miles
Leeds Bradford	36 miles
Manchester	44 miles
East Midlands	58 miles
Immingham	72 miles
Hull	72 miles
Liverpool	80 miles
Felixstowe	201 miles



15.2m population  
within 2 hours drive time  
*(source ONS)*



Barnsley average FTE weekly  
earnings £524 - Nationally £571  
*(source ONS)*

## All Enquiries

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A new development owned by



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www.ashroydbusinesspark.co.uk