



Modern Hybrid Unit - To Let

5,035 Sq Ft (467.75 Sq M)

- 10 dedicated car parking spaces
- Strategic Gateway Site at J37 of the M1
- Modern Unit with 50/50 Office & Warehouse Split

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Location

The Capitol Park Development is a strategically located site with immediate access to Junction 37 of the M1 Motorway. The site is approximately 2 miles west of Barnsley town centre. The location provides a high-quality cluster of industrial and office occupiers with the subject premises part of several hybrid units at Capitol Close. The proximity to Barnsley and the Motorway networks makes this a highly desirable location.

Description

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The subject property comprises a modern high quality business unit which has been constructed to a high standard, providing workshop/storage area at ground floor level and office accommodation at first floor level. Access to the ground floor space is via a loading door along with a separate personnel entrance off the main reception.

The office accommodation has been fitted out to a high specification to include fully raised floors, quality carpeting, suspended ceiling, Cat II lighting, central heating, fitted kitchen area and male, female and disabled WC's.

The premises benefit from the following facilities/specifications:

Roller Shutter Loading Door. Dedicated car parking

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Reception & Storage	2,535	235.5
First Floor Offices	2,500	232.25
TOTAL	5,035 SQ FT	467.75 SQ M

Terms

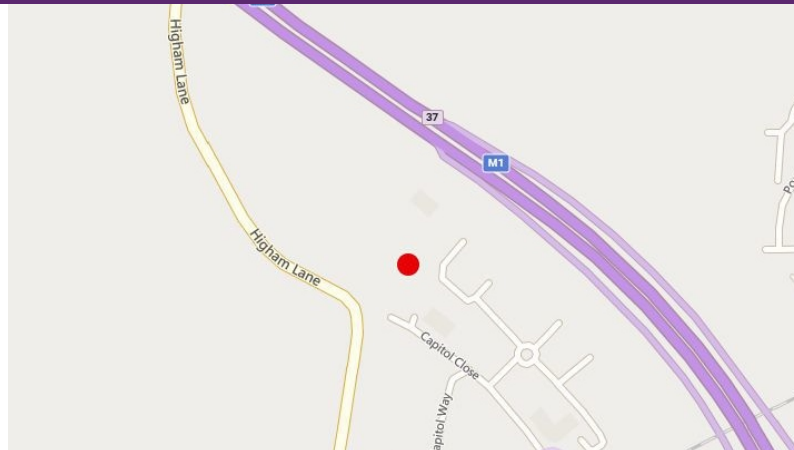
FRI Terms to be agreed with a quoting rent of £50,000 pa.

VAT

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

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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