



JUNCTION 37 / M1

Capitol Close, Dodworth
Barnsley S75 3UB

**FOR SALE
/ TO LET**

**STRATEGICALLY LOCATED
BUSINESS PARK**

- 12.63 acres of fully serviced land
- Ready for immediate development
- Units ranging from 20,000 sq ft to 150,000 sq ft (1,858 sq m to 13,935 sq m)
- Enterprise Zone Status
- Established Location

Capitol Park, Barnsley is ideally situated immediately adjacent to Junction 37 of the M1 motorway, accessed via the A628. Capitol Park has proved hugely successful to date, home to a mixture of office and industrial occupiers.

As well as being located immediately adjacent to J37 M1, Capitol Park is also within easy reach of the M62, A1(M) and M18 Motorways.

AVAILABILITY

Occupiers requirements can be accommodated on a build to suit basis, available for sale or to let. Requirements from 20,000 –150,000 sq ft can be accommodated.

We would welcome the opportunity to sit down and understand occupiers specific requirements so that a detailed proposal can be tabled.

THE DEVELOPER

CDP Marshall have an enviable track record of delivering distribution warehouse, retail parks, offices, hotels and leisure uses. We are one of the largest commercial development companies in the North of England and are able to respond quickly to occupiers requirements offering bespoke build to suit options.

PLANNING

The accommodation will have planning consent for B1 / B2 / B8 use. Other uses could be accommodated, subject to the necessary planning consents being sought.

ENTERPRISE ZONE

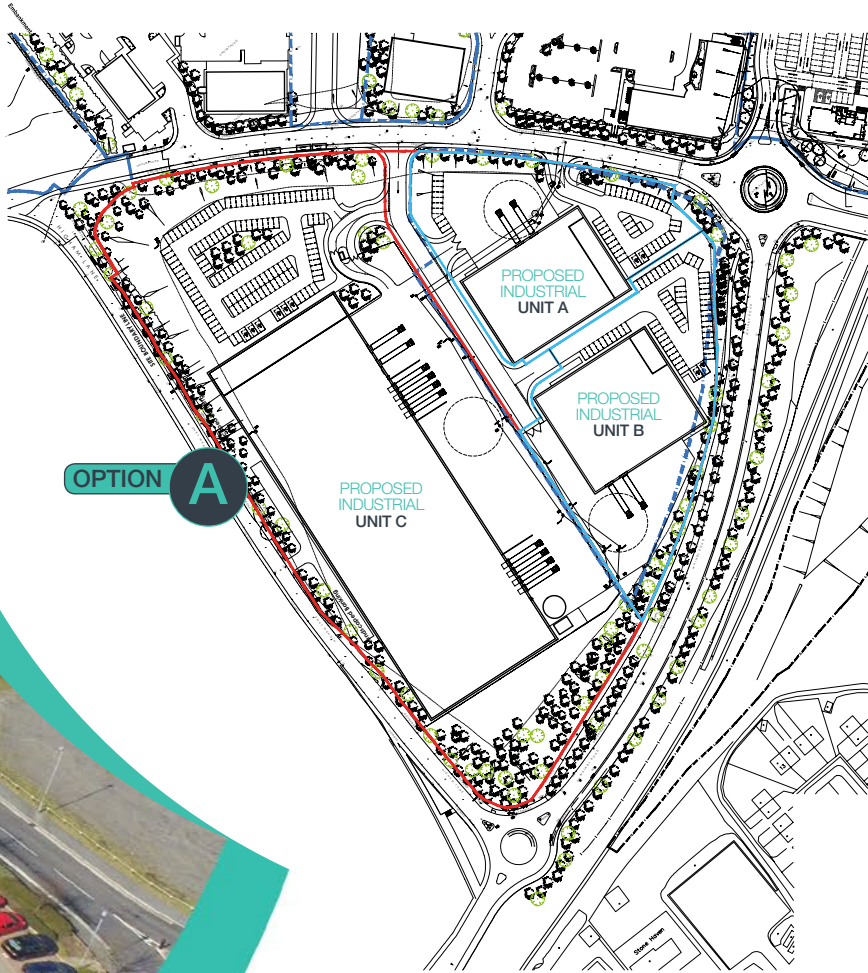
Capitol Park is designated an enterprise zone under two local enterprise partnerships (Sheffield City Region and Leeds City Region). Incentives available to qualifying occupiers include 100% capital allowances, further details of which are available upon application.

TERMS

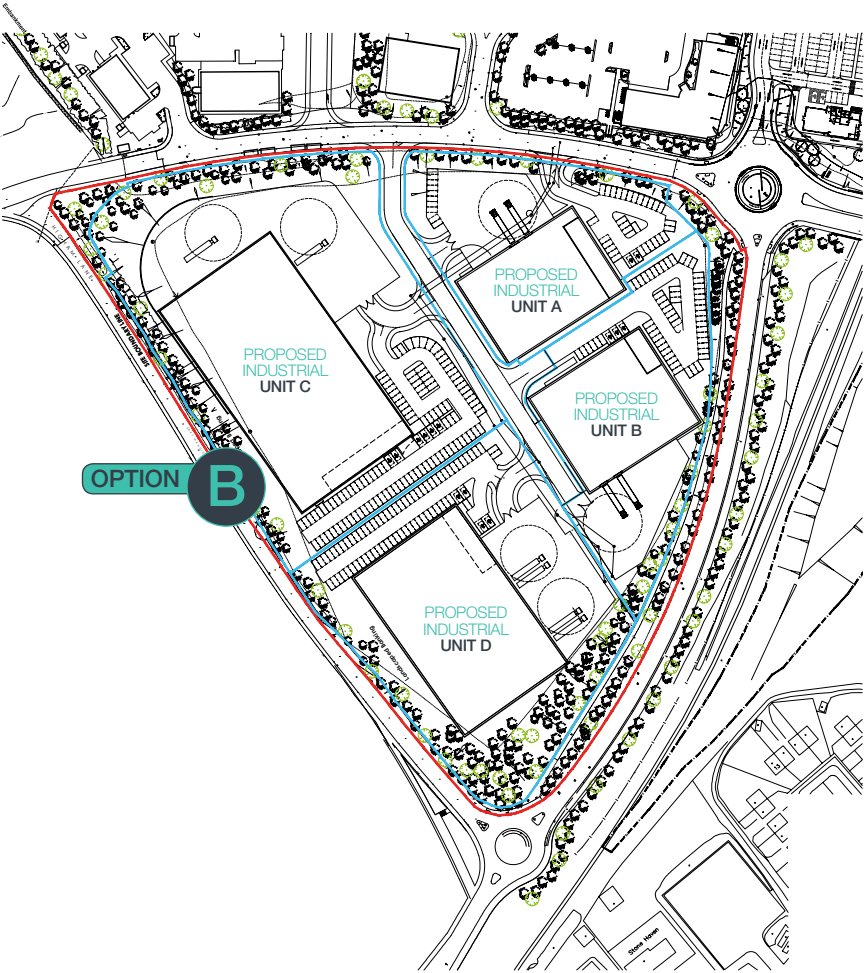
Premises are available on a build to suit basis available For Sale or To Let.



INDICATIVE MASTER PLANS



SCHEDULE OF AREAS - OPTION A		
UNIT	SQFT	SQM
Unit A	31,500	2,926
Unit B	33,075	3,073
Unit C	132,797	12,337
TOTAL	197,372	18,336



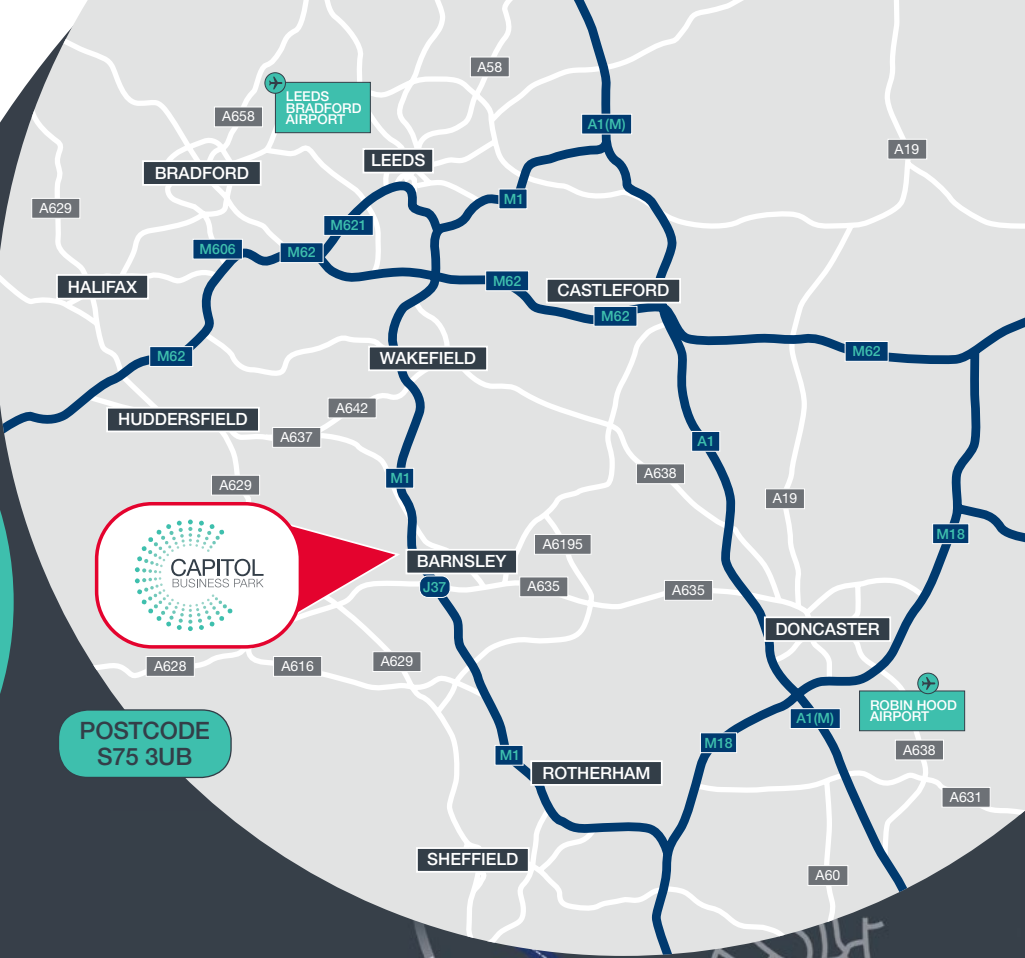
SCHEDULE OF AREAS - OPTION B		
UNIT	SQFT	SQM
Unit A	28,875	2,683
Unit B	31,500	2,926
Unit C	73,500	6,828
Unit D	52,500	4,877
TOTAL	186,375	17,314

These are indicative layouts, we are able to accommodate occupiers specific requirements with buildings of 20,000 – 150,000 sq ft available.

‘Capitol Park is situated immediately adjacent to J37 M1 and 2 miles from Barnsley Town Centre. Sheffield, Rotherham and Wakefield are within easy reach as is the M62, M18 and A1(M) Motorways

TRAVEL DISTANCES

CITIES	MILES
Wakefield	10
Doncaster	19
Leeds	18
Sheffield	12
Manchester	32
Nottingham	49
Birmingham	96
London	167
AIRPORTS	
Leeds Bradford	30
Doncaster Sheffield	30
Robin Hood	30
Manchester Airport	40



POSTCODE
S75 3UB

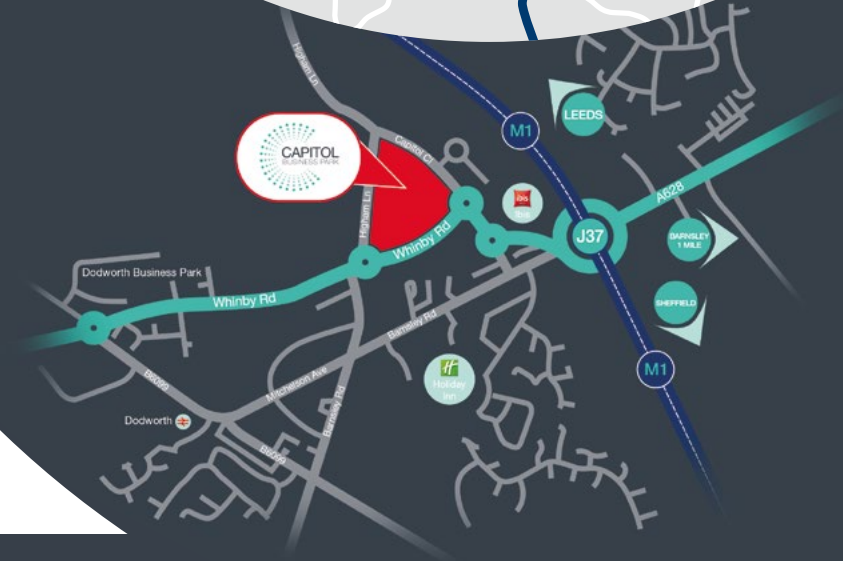


VIEWING & FURTHER INFORMATION

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