

BARROWFIELD

BUSINESS PARK

BARROWFIELDS ROAD | THURNSCOE | BARNLEY | S63 0BH

FOR SALE / TO LET

MODERN INDUSTRIAL SPACE

1,250 - 8,000 SQ FT

BREEAM VERY GOOD





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ACCOMMODATION

The units will provide the following approximate Gross Internal Floor Areas:

Unit	sq ft	sq m	CPS
1	2,000	186	3
2	2,000	186	4
3	1,750	186	3
4	1,250	116	3
5	1,250	116	3
6	1,750	163	3
7	2,500	232	5
8	1,500	139	3

Unit	sq ft	sq m	CPS
9	1,500	139	3
10	2,500	232	5
11	2,000	186	4
12	1,250	116	3
14	1,500	139	3
15	1,250	116	3
16	1,750	163	3





DESCRIPTION

Barrowfield Business Park will provide modern warehouse space including disabled toilets, kitchenette areas and dedicated car parking bays. The buildings will be of mono pitched steel frame construction, with a mixture of full height factory finished steel cladding, using a mix of micro-rib and trapezoidal profiles. The roof is to be a factory finished metal cladding system, with 10% roof lights complete with angled fascia's and soffits. The buildings will be fully insulated to meet today's design standards and will achieve BREEAM 'Very Good' status specification.

SERVICES

- Metered mains electricity and water are to be provided to the units, together with ducts for telephone and broadband. Interested parties should ensure capacity is sufficient for their use.
- Foul water drainage connected to mains drainage.
- Superfast broadband has been provided across the site, with a fibre enabled cabinet provided to the site frontage and ducts to all units. Interested parties should check with the relevant provider to confirm broadband speeds.

SPECIFICATION



ELECTRICALLY OPERATED INSULATED SECTIONAL LOADING DOORS, WITH PROTECTION BOLLARDS



SECURITY PERIMETER FENCE AND GATED ENTRANCE



SMOOTH FINISH STRUCTURAL CONCRETE FLOOR TO TAKE IMPOSED LOADS OF 30KN/M2



MINIMUM HEIGHT TO UNDERSIDE OF HAUNCH TO THE REAR IS 4.0M, RISING TO 5.3M TO THE FRONT



SOLAR REFLECTIVE GLAZING TO THE DOUBLE GLAZED WINDOWS AND ENTRANCE DOORS



HEATED DISABLED TOILET, WITH HAND DRYERS AND MOTION SENSOR LED LIGHTING



SHARED FORECOURTS/ SERVICE YARDS WITH DESIGNATED PARKING PLUS ADDITIONAL VISITOR SPACES



EXTERNAL LED LIGHTING TO THE SERVICE YARD



KITCHENETTE WITH WATER HEATER



ELECTRIC CAR CHARGING POINTS



CYCLE PARKING



FIRE ALARMS



INDICATIVE EPC AVAILABLE ON REQUEST



PLANS AND DRAWINGS AVAILABLE ON REQUEST



LOCATION

Barrowfield Business Park is a scheme of brand new high specification industrial and warehousing units situated in Thurnscoe, approximately 9.8 miles west of Doncaster and 8.7 miles east of Barnsley. The A1(M) is approximately 4 miles distance via the A635 and the M1 is 9.5 miles respectively.



TERMS

The units are available by way of a long leasehold sale or a new lease on FRI terms to be agreed, with the rent payable subject to VAT.

PRICE

Please call the agents. All costs are subject to VAT.

a development by

**Priority
Space**



BARNSELY MBC BUSINESS SUPPORT

Comprehensive business support is available through Barnsley MBC's experienced Enterprising Barnsley team.

Support includes free guidance on access to finance, recruitment and training, as well as potential to receive business growth coaching.

For more information please contact Enterprising Barnsley on 01226 787535.

ALL ENQUIRIES

Please contact the joint letting agents in the first instance.



Craig Gooddy
craig@barnsdales.co.uk

Tom Shelton
tom.shelton@barnsdales.co.uk

Ed Norris
ed@cpppartners.co.uk

Max Pickering
max@cpppartners.co.uk

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Satellite image courtesy of Google Earth.