

JUNCTION 30 / M1

**Chesterfield Rd, Barlborough,
Chesterfield, S43 4TT**

Jct 30 / M1

8.48 ACRES

**BARLBOROUGH
JUNCTION
Business
Park**

Jct 30 / M1

Strategically located business park

Industrial / Warehouse Accommodation or Land

FOR SALE / TO LET

- 8.48 acres of fully serviced land
- Ready for immediate development
- Outline planning consent
- Able to accommodate units ranging from 20,000 sqft to 80,000 sqft on a build to suit basis
- Land sales available

The business park is located immediately adjacent to Junction 30 of the M1, adjoining the hugely successful Barlborough Links development, home to a mixture of office and industrial occupiers including Tesco, Greencore, BT, Costa and KFC.

Location

Located in the heart of the UK, an ideal location with easy access to the motorway. Adjacent to Junction 30 of the M1 Motorway, providing instant access to all major routes, including the M1 to the North and South, M62 to the North, M42 to the West and M18 / A1(M) to the East. The ports of Hull and Immingham are each approximately 65 miles away.

Availability

Occupier's requirements can be accommodated on a build to suit basis, available for sale / to let. Industrial and Warehouse requirements from 20,000 - 80,000 sq ft can be accommodated. There is also the opportunity for roadside development to the front of the site such as drive thrus or leisure use subject to the necessary planning consent.

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

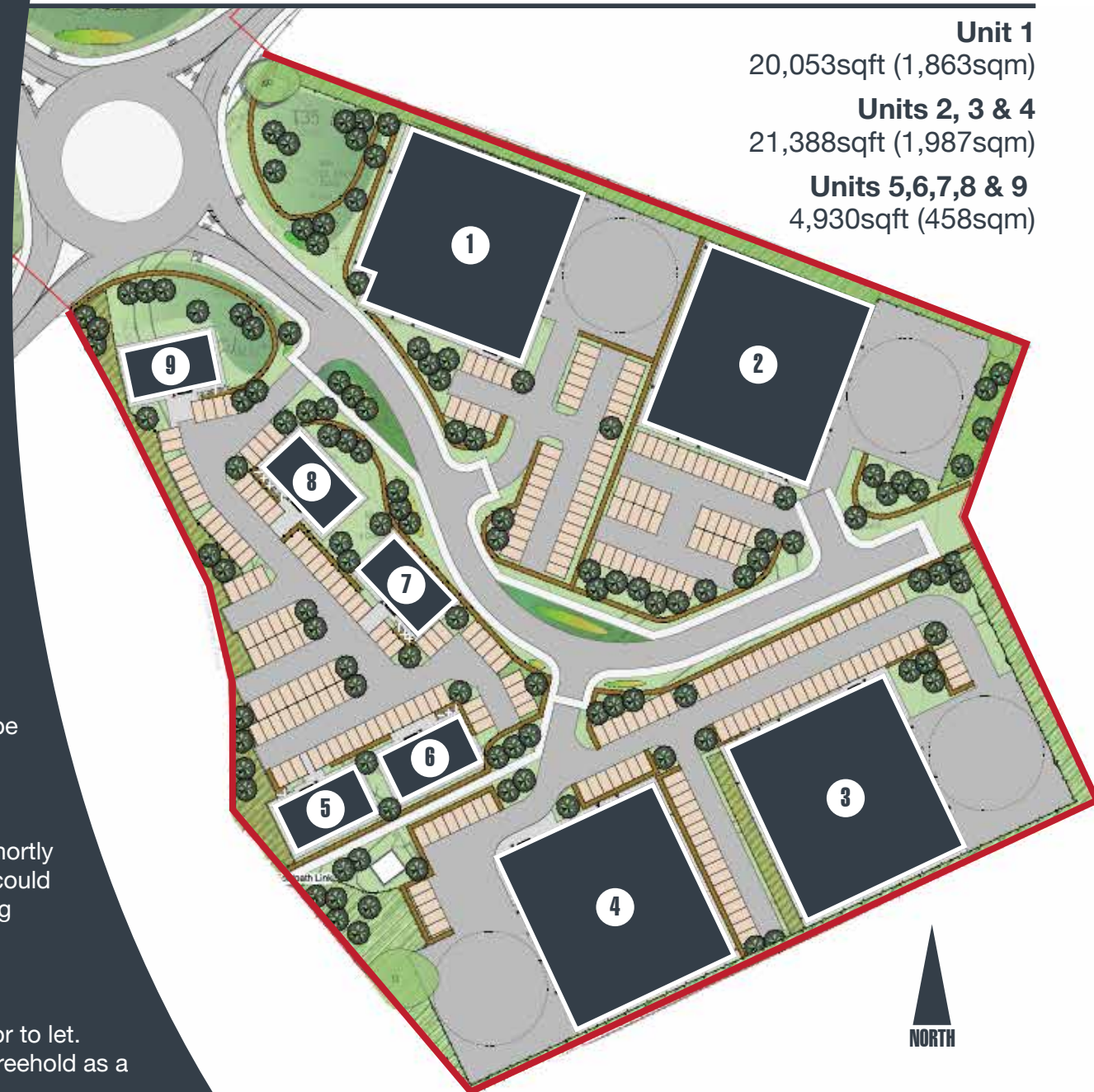
Planning

The accommodation has outline planning consent and likely to shortly have a full planning consent for B1, B2 and B8 use. Other uses could be accommodated, subject to necessary planning consents being obtained.

Terms

Premises are available on a build to suit basis, available for sale or to let. Alternatively, consideration will be given to disposing of the site freehold as a whole, or in part.

Consented Masterplan





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TRAVEL DISTANCES

CITIES	MILES	AIRPORTS	MILES
Sheffield	16	Donaster	
Doncaster	21	Sheffield	23
Wakefield	35	Robin Hood	
Leeds	46		
Nottingham	28	Leeds	54
Manchester	54	Bradford	
Birmingham	74		
London	151	Manchester	57



Another development by ARBAGroup.co.uk
in Partnership with GroundGroup.co.uk

Viewing and Further Information



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