



**TO LET**

**HIGH QUALITY MODERN INDUSTRIAL UNIT - 76,371 SQ FT (7,094 SQ M)**

**UNIT A CAPITOL WAY,  
BARNESLEY, S75 3FG**



# LOCATION

Capitol Park, Barnsley is situated adjacent to junction 37 of the M1 and is 2 miles from Barnsley Town Centre.

The site has excellent access to Sheffield, Rotherham, Leeds and Wakefield as well as the M62, M18 and A1 motorways.

The site is at the heart of Yorkshire in one of the most successful industrial developments in the North.



## DESCRIPTION

Unit A is a high quality modern industrial unit standing in a self contained compound with the following basic specification :-

- ▶ Clear working height of 12m to underside of haunch
- ▶ Warehouse/factory lighting
- ▶ Excellent yard and goods handling area
- ▶ High quality full fitted office accommodation over 2 floors
- ▶ 72 car parking spaces
- ▶ Floor loading 50knm<sup>2</sup>
- ▶ Power supply 300 kva
- ▶ Security fencing to service yards
- ▶ 4 dock level loading doors
- ▶ 2 ground loading doors



## ACCOMMODATION

(all areas are gross internal)

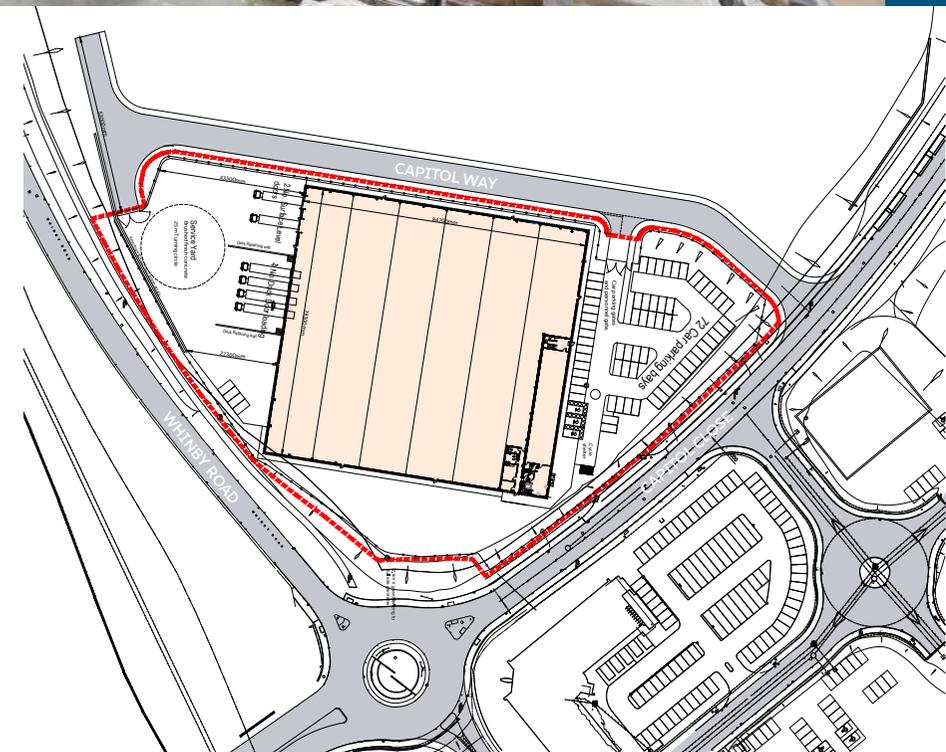
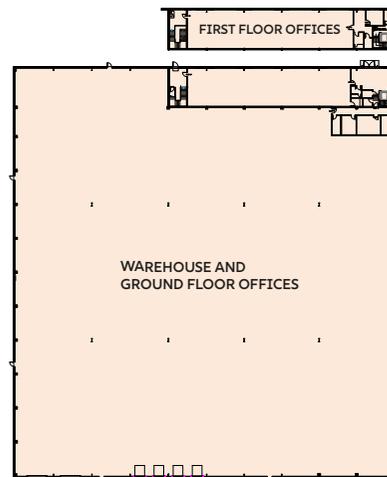
	SQ FT	SQ M
Ground floor office	4,073	378.41
First floor office	4,073	378.41
Warehouse	68,225	6,338.255
<b>TOTAL</b>	<b>76,371</b>	<b>7,094</b>

## PLANNING

We understand the property has planning for B8 use.

## RATEABLE VALUE

We understand the rateable value of the property is £462,500





## TERMS

The property is available to let for a term to be agreed with rent on application.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## SUBJECT TO CONTRACT

## VIEWING

By appointment with the sole agent :-



Nick Arundel

Tel: 0113 235 1362

nick@awsltd.co.uk

**MISREPRESENTATION ACT** - AWS Ltd for themselves and for the Vendors and Lessors of this property whose agent they are give notice; i) These particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of AWS Ltd has any authority to make or give any representation or warranty whatever in relation to the property.

**ANTI-MONEY LAUNDERING REGULATIONS** - In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

September 2023