



CAPITOL PARK

J37 M1 BARNSELEY

SAT NAV: S75 3FG

FOR SALE / TO LET

13.79 ACRE (5.88 HECTARES) SITE
AVAILABLE TO ACCOMMODATE
REQUIREMENTS ON A
BUILD TO SUIT BASIS

50,000 – 105,000 SQ FT
(4,645 - 9,755 SQ M)

CAPITOL PARK

The site extends to 13.79 acres and occupies a high profile position directly onto the M1 at J37.

Capitol Park is an established business park location home to occupiers including NHS, Gem Imports and SolarFrame. There is also an Ibis Hotel and Toby Carvery in close proximity.

BUILD TO SUIT OPPORTUNITY

Occupiers requirements can be accommodated on a build to suit basis, available for sale or to let. Requirements from 50,000 - 105,000 sq ft can be accommodated.

THE DEVELOPER

Sterling Capitol have an enviable track record of delivering industrial and warehouse accommodation and are able to offer bespoke build to suit packages. We would welcome the opportunity to sit down and understand specific requirements so that a detailed proposal can be tabled.

PLANNING

The site has outline planning consent for B1/B2/B8 uses. Other uses may be accommodated (subject to planning consent).



BARNSELY DEMOGRAPHICS

J37 MI
2 MINUTES
BY VEHICLE

BARNSELY POPULATION
243,340
(SOURCE: CACI)

UNEMPLOYMENT
5.6%
(NATIONAL AVERAGE 4%)

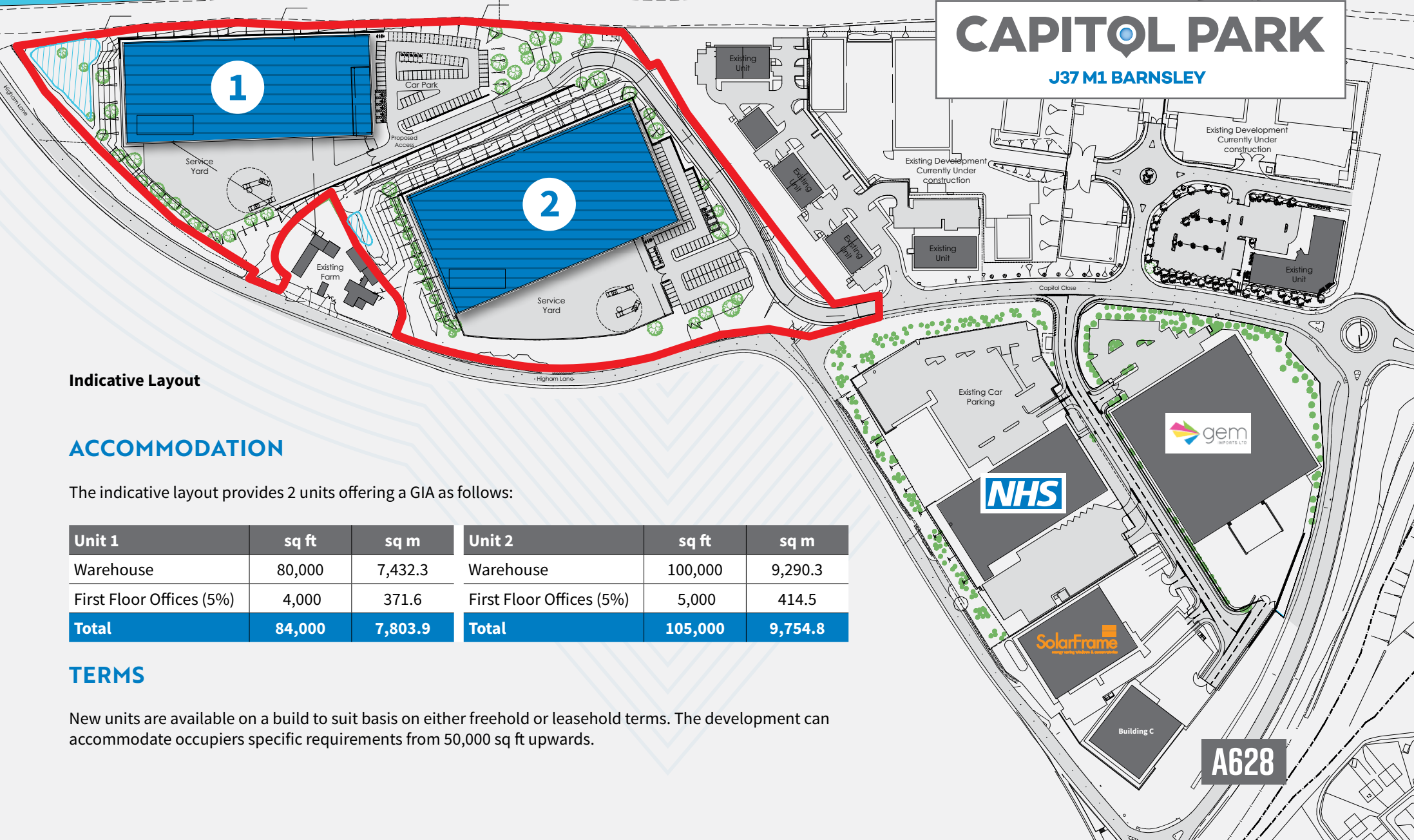
WEEKLY AVERAGE PAY
£493
(NATIONAL AVERAGE £524)

EMPLOYMENT IN BARNSELY
BY SECTOR



CAPITOL PARK

J37 M1 BARNSELEY



Indicative Layout

ACCOMMODATION

The indicative layout provides 2 units offering a GIA as follows:

Unit 1	sq ft	sq m	Unit 2	sq ft	sq m
Warehouse	80,000	7,432.3	Warehouse	100,000	9,290.3
First Floor Offices (5%)	4,000	371.6	First Floor Offices (5%)	5,000	414.5
Total	84,000	7,803.9	Total	105,000	9,754.8

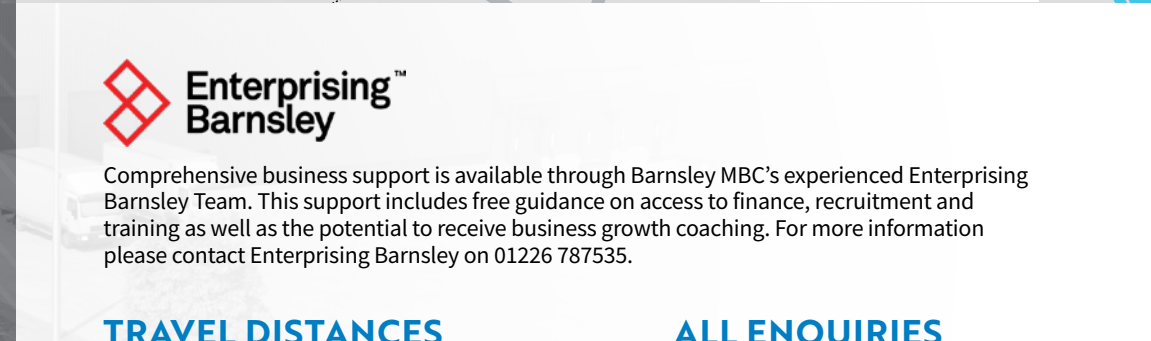
TERMS

New units are available on a build to suit basis on either freehold or leasehold terms. The development can accommodate occupiers specific requirements from 50,000 sq ft upwards.

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 including Gem Imports, NHS and SolarFrame.

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.



Comprehensive business support is available through Barnsley MBC's experienced Enterprising Barnsley Team. This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching. For more information please contact Enterprising Barnsley on 01226 787535.

TRAVEL DISTANCES

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

ALL ENQUIRIES

For further information please contact:-

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**STERLING
CAPITOL**

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