AVAILABLE NOW

TO LET / FOR SALE

BRAND NEW WAREHOUSE / INDUSTRIAL UNIT

UNIT TWO – ENTERPRISE 36

77,804 SQ FT (7,228.2 SQ M)

Enterprise 36

TANKERSLEY • S75 3DH • J36 M1

www.**enterprise36**.co.uk

UNIT 2

DESCRIPTION

Enterprise 36 is a prime four unit scheme for occupiers looking for one of the most strategically located sites along the M1 Corridor in South Yorkshire. Unit 2 provides a versatile industrial/warehouse unit with high specification warehouse and office provision.

SPECIFICATION

- Warehouse area of 73,561 sq ft
- High quality office accommodation of 4,243 sq ft
- 10m to underside of haunch
- 2 level access loading doors
- 6 dock level loading doors
- Warehouse floor loading of 50 Kn per sq m
- Large secure yard and loading area
- 54 car parking spaces
- Yard depth of approx. 40 metres
- BREEAM 'Very Good' achieved

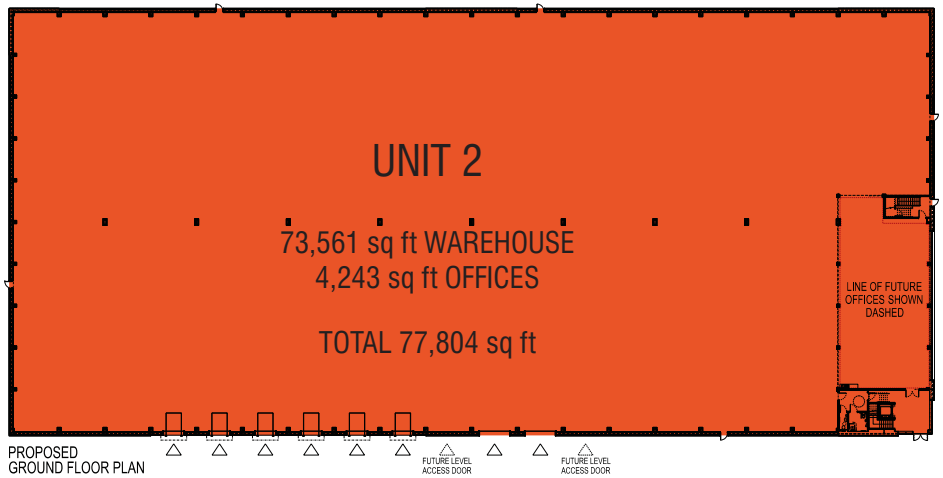
Enterprise 36

TANKERSLEY • S75 3DH • J36 M1

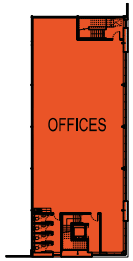
UNIT 1 - DESIGN & BUILD - READY TO GO
UNIT 2 - AVAILABLE NOW
UNIT 3 - SOLD TO DURA-ID SOLUTIONS
UNIT 4 - SOLD TO WILLIAM ROWLAND

ACCOMMODATION - UNIT 2

	SQ FT	SQ M
Warehouse	73,561	6,834.0
Offices	4,243	394.2
TOTAL	77,804	7,228.2



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

TERMS

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, the unit is available to purchase on a Freehold basis.

PLANNING

The unit has planning consent for B1, B2 and B8 uses.

RATEABLE VALUE (RV)

The Rateable Value will be assessed on completion. For further information please contact Barnsley Metropolitan Borough Council billing authority.

EPC

The EPC rating for the unit is A-17.

SERVICES

All mains services including gas, three phase electricity (535kVa), mains water, and foul and surface water drainage are connected to the unit.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All rents are quoted exclusive of VAT at the prevailing rate.

LOCATION

Enterprise 36 is located within 1 mile of Junction 36 of the M1 Motorway providing excellent roadway access throughout the region and the UK as a whole.

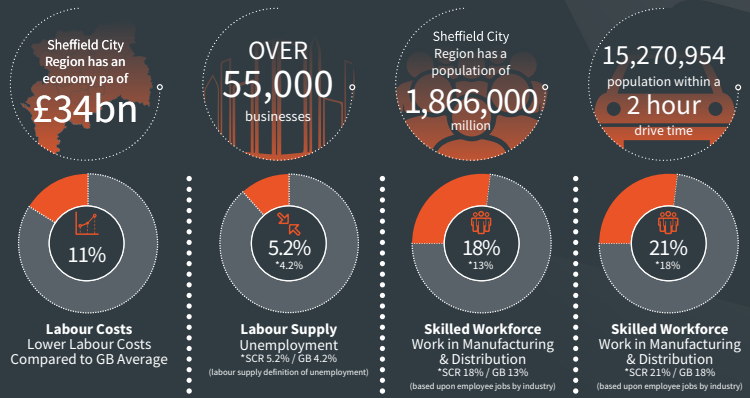
Approximately ¼ of the UK's population (15,270,954) are within a 2 hour drive time. There are five international airports situated within a 1 hour drive from Enterprise 36.

LOCAL OCCUPIERS

The site sits within the established Wentworth Park Estate which includes occupiers such as:

VOLVO · Mercedes-Benz · Distinction doors · ITAB SHOP PRODUCTS · COMPANY SHOP · HSBC · Premier Inn · GLASS SYSTEMS GROUP

DEMOGRAPHICS, PEOPLE & EMPLOYMENT



BARNSLEY MBC BUSINESS SUPPORT

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.

FURTHER INFORMATION

All enquiries in the first instance to the joint letting agents.

Sheffield City Region · BARNSLEY · Enterprising Barnsley

COMMERCIAL PROPERTY PARTNERS
0114 273 8857
www.cppartners.co.uk

toby@cppartners.co.uk
ed@cppartners.co.uk

CBRE
+44 (0)113 394 8800
www.cbre.co.uk

mike.baugh@cbre.com
dave.cato@cbre.com

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