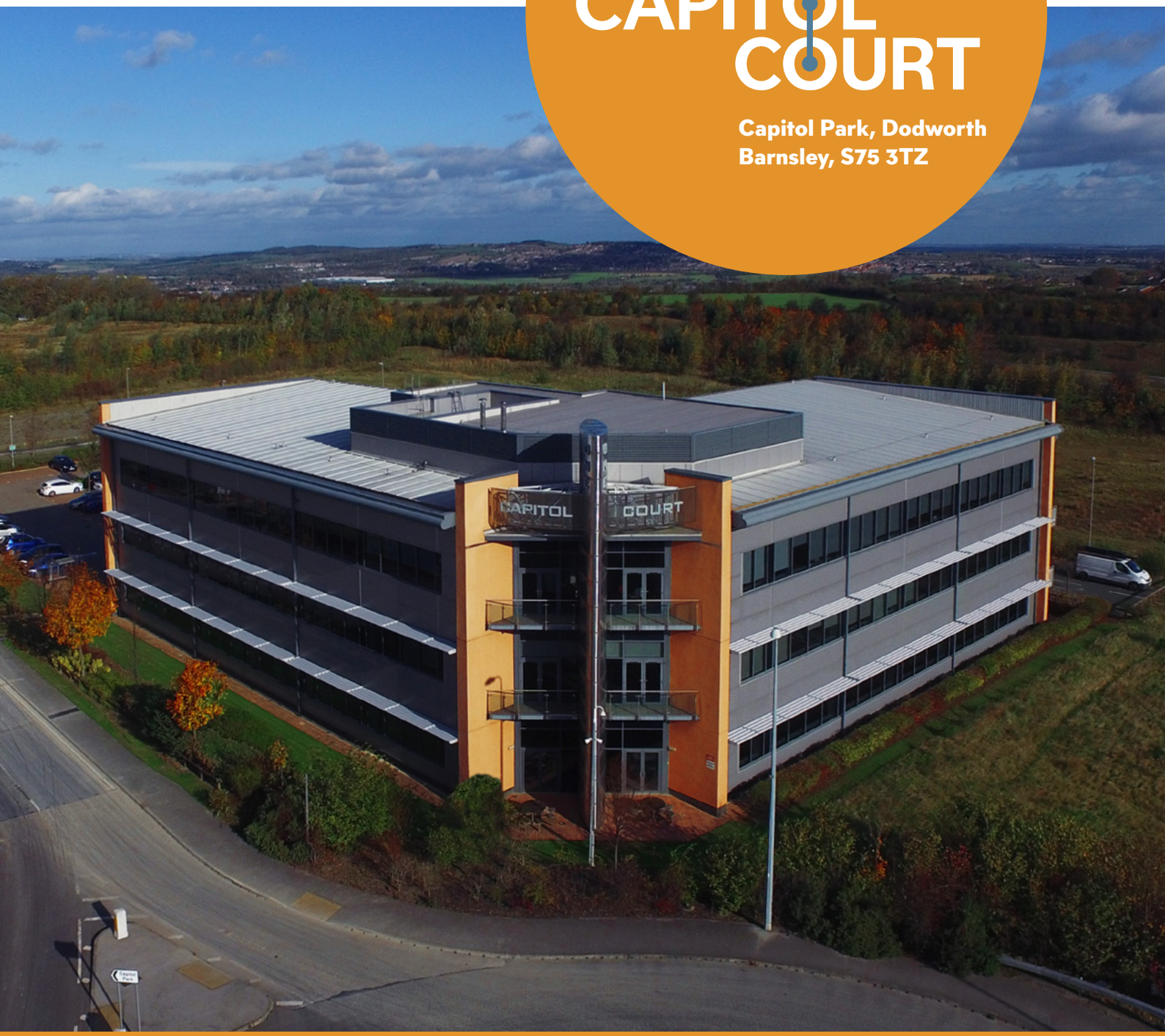
4,394 – 10,126 sq ft of prime Grade A well connected office space with direct access to the M1 motorway.

TO LET NOW

ONE CAPITOL COURT

Capitol Park, Dodworth
Barnsley, S75 3TZ



ON SITE CAR PARKING • DIRECT MOTORWAY ACCESS • FULLY AIR CONDITIONED • OPEN PLAN FLOORPLATES

Situated within the 36 acre Capitol Park development the Grade A 30,000 sq ft modern office – One Capitol Court – is prominently positioned in one of the best locations in Yorkshire.

SPECIFICATION

- Raised access floor
- Suspended ceiling
- Mens/Womens and Disabled WC
- Open plan suite of executive offices
- Central heating
- Aluminium double glazed windows
- Carpeting
- Connection to all mains services
- Category II lighting

Only two suites remaining

LOCATION

This property is situated on the flagship Capitol Park development beside Junction 37 of the M1 Motorway at Dodworth, Barnsley.

The building is well positioned to take full advantage of road access to Sheffield in 29 mins and Leeds in 25 mins. Closer to home Barnsley town centre can be reached in 9 mins and has a train station with direct access to Sheffield and in turn London.

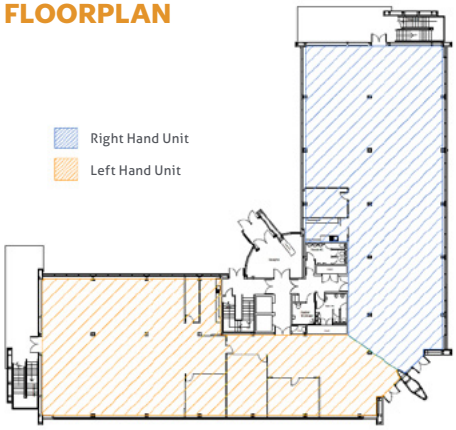
SCHEDULE OF AREAS

Floor/Suite	Sq Ft	Parking
Ground RH Unit	4,394	15
Ground LH Unit	5,732	15
Total	**10,126**	**30**

AMENITIES

In the immediate vicinity are various amenities such as the IBIS hotel and Toby Carvery, a Bannatyne Health Spa and a Holiday Inn. A short drive into Barnsley provides the wide selection of services, shops and eateries you would expect from a bustling town centre.

FLOORPLAN



OCCUPIERS INCLUDE

Embrace · encore · KINGS Capitol Clinic · FY Finance Yorkshire Funding to grow · KeldaGroup · EMCOR Facilities Services

FOR MORE INFORMATION, SERVICE CHARGES, RENTS & LEASES CALL TIM ON 07810 865 561, EMAIL TIM@COLLOCO.CO OR EMAIL RICHARDFRASER@CARTERTOWLER.CO.UK

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