

AVAILABLE NOW

TO LET / FOR SALE

**BRAND NEW
WAREHOUSE / INDUSTRIAL UNIT
UNIT TWO - ENTERPRISE 36**
77,804 SQ FT (7,228.2 SQ M)

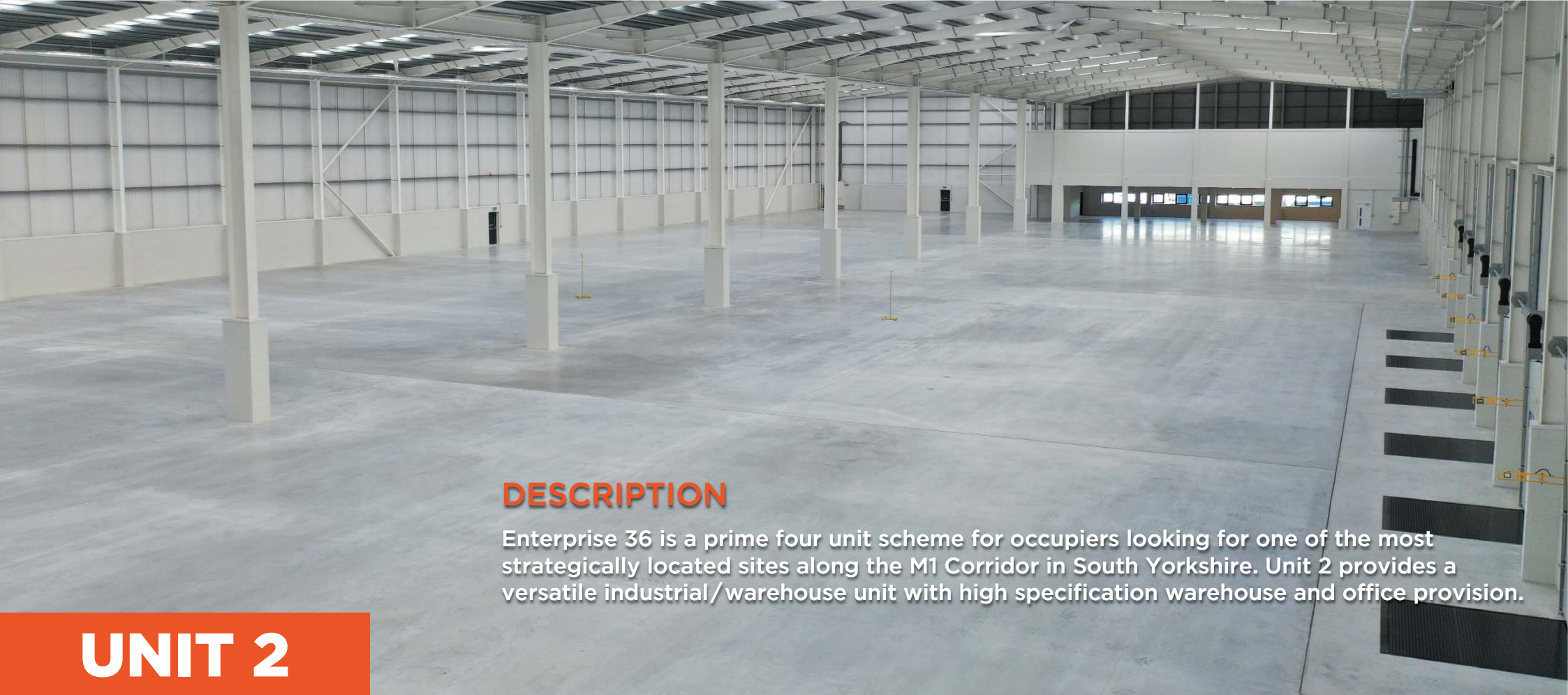
A DEVELOPMENT BY

developments
WILTON



Enterprise 36
TANKERSLEY • S75 3DH • J36 M1

www.enterprise36.co.uk



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.

UNIT 2



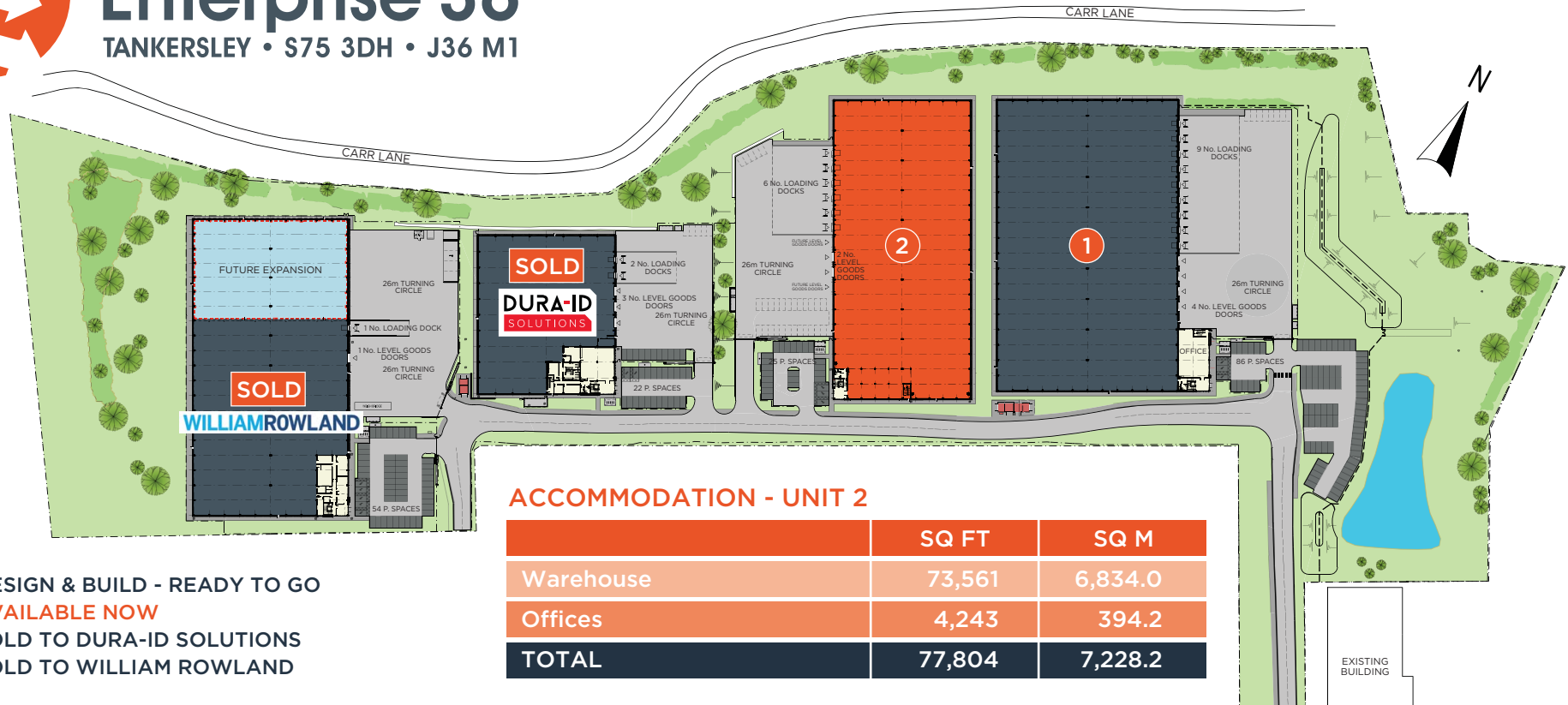
SPECIFICATION

- 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

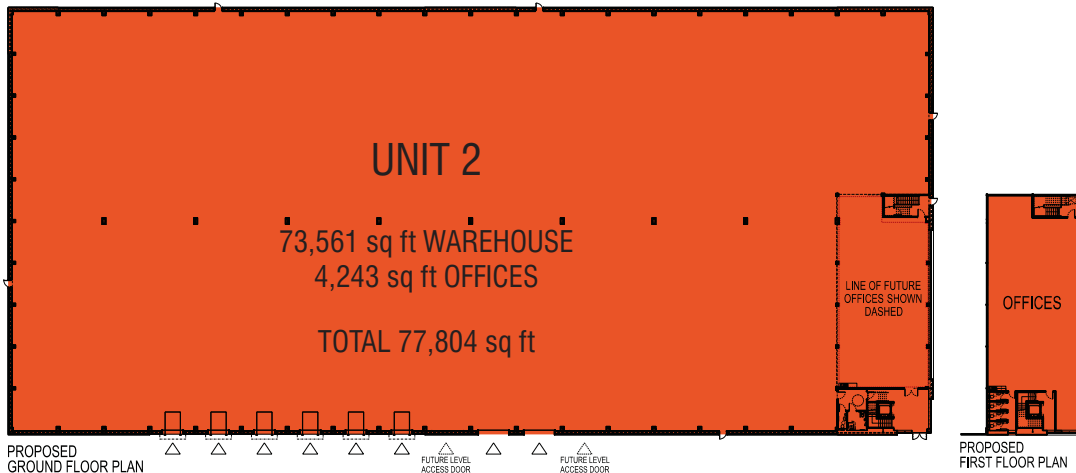
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- UNIT 1 - DESIGN & BUILD - READY TO GO
- UNIT 2 - AVAILABLE NOW
- UNIT 3 - SOLD TO DURA-ID SOLUTIONS
- UNIT 4 - SOLD TO WILLIAM ROWLAND

ACCOMMODATION - UNIT 2

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



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 1/4 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.

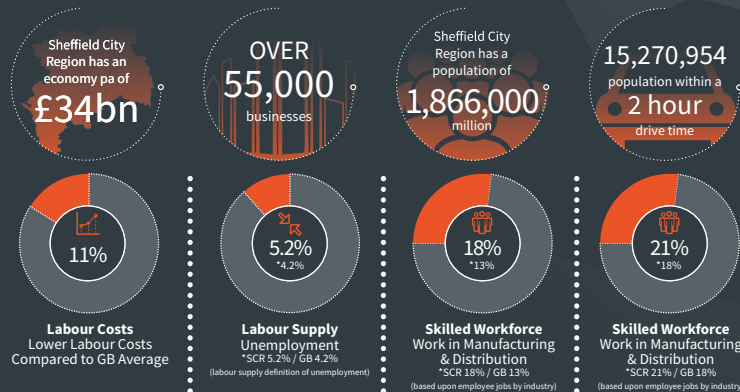


LOCAL OCCUPIERS

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



DEMOGRAPHICS, PEOPLE & EMPLOYMENT



BARNSELY 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.



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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. CBRE and CPP, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. June 2020.