



shortwood

business park

New industrial/warehouse units in Barnsley (J36 of the M1)

www.shortwoodbusinesspark.com

For Sale/To Let

4,000 Sq ft (372 Sq m) - 10,000 Sq ft (929 Sq m)

BREEAM Rating Very Good



PRIORITY SITES

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A strategically located development comprising high quality industrial/warehouse units set in landscaped surroundings. This new high quality development provides units that are designed to meet the needs of modern businesses.

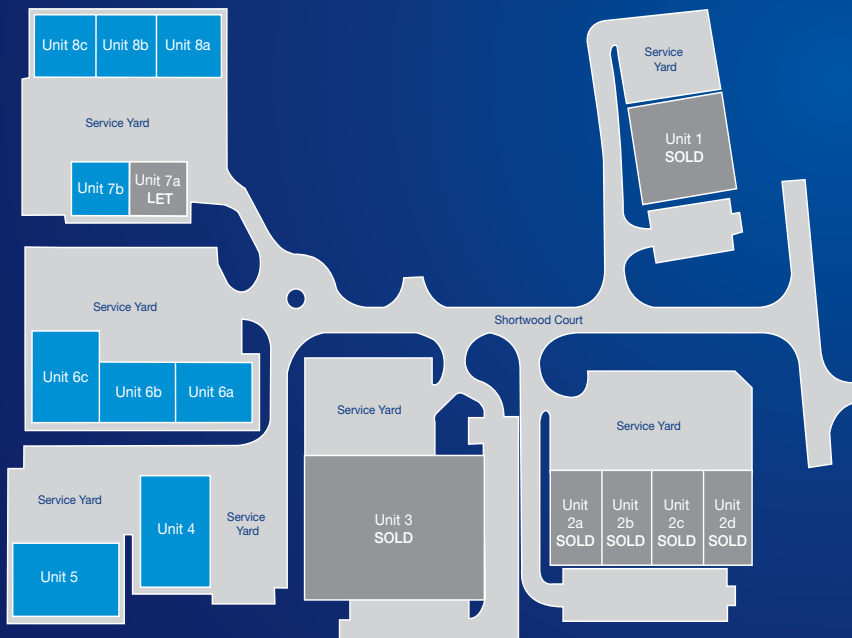
specification

- High quality elevations
- 5.5m to eaves, 6m to Units 4 and 5
- Floor loading 30kn per sq m, 37.5kn per sq m for Units 4 & 5.
- Dedicated service yard to Units 4 and 5. Secure shared yard area to the remainder of the units
- Dedicated car parking
- External lighting to car parking area and service yards
- 10% roof lights
- High quality office accommodation, includes kitchen and w/c
- Landscaped environment
- Secure by design

accommodation

Unit		(Sq ft)	(Sq m)	Unit		(Sq ft)	(Sq m)
1	Sold	10,005	929	6a	Available	6,000	557
2a	Sold	6,196	576	6b	Available	6,000	557
2b	Sold	6,196	576	6c	Available	8,000	743
2c	Sold	6,196	576	7a	Let	4,000	372
2d	Sold	6,196	576	7b	Available	4,000	372
3	Sold	25,090	2,331	8a	Available	5,000	465
4	Available	10,000	929	8b	Available	5,000	465
5	Available	10,000	929	8c	Available	5,000	465

All areas are approximate



Sat Nav: S74 9LH

location

Shortwood Business Park is located approximately 1 mile from junction 36 of the M1, linked by the Dearne Valley Parkway. The scheme lies 25 miles from Leeds and 5 miles from Barnsley to the North, 15 miles from Sheffield to the South and 20 miles from Doncaster to the East. Cortonwood Retail Park is situated nearby.

terms

The units are available for sale by way of a long leasehold of 999 years (virtual freehold), at a ground rent of £200 per annum or to let for a term of years to be agreed. All prices, sale charges, rents and service charges will be subject to VAT at the standard rate. A service charge will be levied towards the upkeep of the common areas. Each party to bear their own legal costs incurred in the transaction.

planning

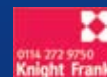
Planning permission has been granted for B1 (Business), B2 (General Industrial) and B3 (Storage and Distribution) uses as defined within the Town and Country Planning (Use Classes) Order 1987.

viewing

By appointment with the joint agents:



Chris Rowlands:
chris@chrisrowlands.co.uk



Rebecca Schofield:
rebecca.schofield@knightfrank.com

A development by Priority Sites:



Lee Buchanan:
leebuchanan@prioritysites.co.uk

In partnership with



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Priority Sites Limited, Thunderhead Ridge, Glasshoughton, WF10 4UA Tel: 01977 520505 Fax: 01977 522020

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