Ashroyd Business Park

Junction 36 M1 Barnsley
South Yorkshire S74 9SB
Plots 2 and 4b are in the Sheffield City Region Enterprise Zone
Ashroyd Business Park is a 36 acre development with an extensive frontage to the A6195 Dearne Valley Parkway, and only 1.5 miles from Junction 36 of the M1. The estate road has been constructed and development plots created.

On Plot 1, a 205,000sf unit was speculatively developed and is occupied by Ellbee, a manufacturer of windows, doors and shower enclosures. A 50,000sf unit was speculatively developed on Plot 4a, and this is occupied by storage company, Storefirst.

### Schedule of Plots

<table>
<thead>
<tr>
<th>Plot</th>
<th>Acreage</th>
<th>Hectare</th>
<th>Plot</th>
<th>Acreage</th>
<th>Hectare</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>10.44 acres</td>
<td>4.2ha</td>
<td>4b</td>
<td>2.9 acres</td>
<td>1.18ha</td>
</tr>
<tr>
<td>3</td>
<td>4.61 acres</td>
<td>1.87ha</td>
<td>5</td>
<td>3.42 acres</td>
<td>1.38ha</td>
</tr>
</tbody>
</table>

### Planning

The site as a whole benefits from an outline planning consent for B1, B2 and B8 uses. Detailed planning consent will need to be obtained for specific individual units.

Plots 2 and 4b are included within the Sheffield City Region Enterprise Zone. As such, the plots benefit from:

#### Simplified Planning - The Ashroyd and Shortwood Business Park Hoyland Local Development Order 2012 authorises the following development (subject to certain conditions). On Plot 2 (referred to as Ashroyd 4), up to 20,000sm of B1, B1c, B2 and B8, subject to a maximum eaves height of 10m. On Plot 4b (referred to as Ashroyd 3), up to 8,000sm of B1b, B1c, B2 and B8, subject to a maximum eaves height of 10m.

#### Business Rates Relief - Small and medium sized businesses in target sectors can qualify for Business Rates Relief worth up to £275,000 over a 5 year period.

We recommend interested parties should make their own enquiries about the Enterprise Zone benefits as well as potential grants for capital expenditure and other comprehensive business support, through Shaun Higginbottom at BDA 01226 787535.
Terms

Units are available freehold or leasehold, on a design and build basis. The freehold sale of individual plots will be considered.