

# FOR SALE / TO LET

DETAILED PLANNING GRANTED – DELIVERABLE IN 9 MONTHS



## ASHROYD 95

J36 M1 HOYLAND  
BARNSELY S74 9SB



Indicative Image

New Build Industrial Warehouse Unit  
**94,500 sq ft (8,779 sq m)**

A new development by  
**network space**  
Better places for business





**1.4m population**  
within 1 hour drive time  
(source ONS)



**Barnsley average FTE  
weekly earnings £524 -  
Nationally £571**  
(source ONS)







# ASHROYD 95 J36 M1 HOYLAND BARNESLEY S74 9SB


## LOCATION

Ashroyd Business Park is a 36 acre, well established development which benefits from a superb location directly off the A6195 Dearne Valley Parkway and only 1.5 miles from Junction 36 of the M1. Existing occupiers at the park include Universal Components, Euramax and Storefirst.

## DISTANCES

	Sheffield	12 miles
	Leeds	28 miles
	Manchester	37 miles
	London	172 miles

	Birmingham	93 miles
	Leeds Bradford	36 miles
	Manchester	44 miles
	East Midlands	58 miles

	Immingham	72 miles
	Hull	72 miles
	Liverpool	80 miles
	Felixstowe	201 miles



A new development by  
**network space**  
 Better places for business

Operating across the Northern Powerhouse region, Network Space is a commercial property developer, investor and manager specialising in the industrial warehouse sector.

It creates and nurtures exceptional industrial property for local, national and international organisations, providing the best environments in which to prosper. The company's mission is to create property that is fit for the future and will deliver sustainable long-term value for all involved.

**ALL ENQUIRIES**  
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[www.ashroydbusinesspark.co.uk](http://www.ashroydbusinesspark.co.uk)

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