

# NEXUS 36

BARNSELEY / M1 J36 • S74 9SB

209,815 SQ FT  
(19,482.5 SQ M)

TO LET



AVAILABLE FOR IMMEDIATE OCCUPATION





## POSITIONED FOR CONNECTIVITY

Nexus 36 forms part of Ashroyd Business Park, ideally located fronting the Dearne Valley Parkway, approximately 1.5 miles East of Junction 36 of the M1.

The surrounding area is an established commercial location, home to occupiers including Universal Components, Store First, Lucy & Yak, The Environment Agency and Dunelm.

There are also a number of amenities located in the area, including BP Filling Station, Tankersley Manor Hotel, McDonalds, Starbucks, Costa and Tesco.

BY ROAD	Distance	Time
Junction 36 M1	2 miles	5 mins
Barnsley	5 miles	17 mins
Rotherham	8 miles	18 mins
Sheffield	12 miles	30 mins
Leeds	28 miles	34 mins

BY ROAD	Distance	Time
Leeds Bradford Airport	35 miles	54 mins
Manchester Airport	43 miles	1hr 7 mins
Doncaster Railport	16 miles	33 mins
Port of Immingham	70 miles	1hr 15 mins
Port of Hull	77 miles	1hr 25 mins

## WORKFORCE DEMOGRAPHICS



**2.7 million**  
economically active people within  
45 minute drive time



**2.7%**  
unemployment (National average 2.4%)



**94%**  
of the UK Population within  
a 4.5 hour drive time.

Ref: NOMIS







EVRI

← Sheffield

M1

J36

bp

COSTA COFFEE

TACO BELL McDonald's

Leeds →

M1

CarSupermarket.com

gem imports

SCREWFIX

STARBUCKS

Y&K

Dunelm

DHL

NEXUS 36

storefirst.com self storage

UC UNIVERSAL COMPONENTS

SMS



2.1 miles to J36 M1



14m eaves height



Power supply of 1MVA



## DESCRIPTION

The premises comprise a modern industrial/warehouse unit finished to a specification to include the following:



14m eaves height



12 dock level loading doors



2 ground level loading doors



50KN floor loading



50m yard depth



Power supply of 1MVA



EPC Rating C-59



125 dedicated car parking



Two storey office accommodation



Canteen and WC facilities

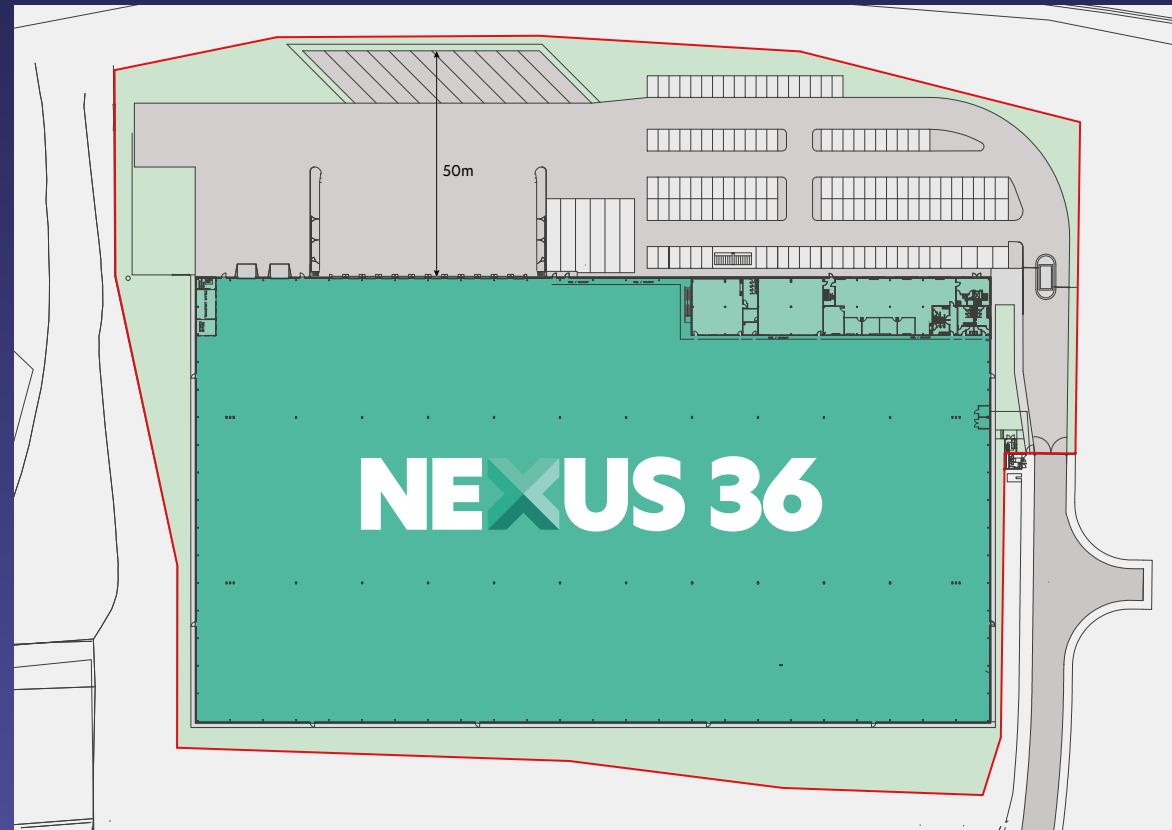


Secure yard with gatehouse

## ACCOMMODATION

From the measurements taken on site, the accommodation provides the following approximate Gross Internal Floor areas:

Warehouse	190,856 sq ft	17,731.14 sq m
GF Office and Canteen	9,511 sq ft	883.58 sq m
FF Office and Showroom	9,448 sq ft	877.77 sq m
<b>TOTAL GIA</b>	<b>209,815 sq ft</b>	<b>19,482.5 sq m</b>





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## RATING

The property has the following rating assessment:

Description	Warehouse and Premises
Rateable Value	£720,000

Interested parties should confirm the rates payable with rating department.

## ANTI-MONEY LAUNDERING

The Tenant will be responsible to satisfy AML requirements.

## CONTACTS

For further information, please contact the joint letting agents:

**Rebecca Schofield**  
07776 172 123  
Rebecca.Schofield@knightfrank.com

**Harry Orwin-Allen**  
07467 912 623  
Harry.Orwin-Allen@knightfrank.com

**Danielle Raunjak**  
07714 145 984  
danielle.raunjak@cbre.com

**Mike Baugh**  
0785 284 994  
mike.baugh@cbre.com

## VAT

All figures quoted are subject to VAT where applicable.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## TERMS

The premises are available to let by way of a new lease on terms to be agreed.

## EPC

The property has an EPC rating C (59).



Comprehensive support is available through Barnsley MBC Enterprise Barnsley Team, including guidance of access to finance, recruitment and training. For more information contact 01226 78753.



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