

TO LET



Office Villages



Fields End

BARNESLEY



A prime location with high quality office space from
242 SQ M TO 4,280 SQ M (2,620 SQ FT TO 46,070 SQ FT)



Fields End

the development

Fields End Office Village will comprise 4,280 sq m (46,070 sq ft) NIA of high quality "own front door" style flexible office accommodation in nine individual buildings.

specification

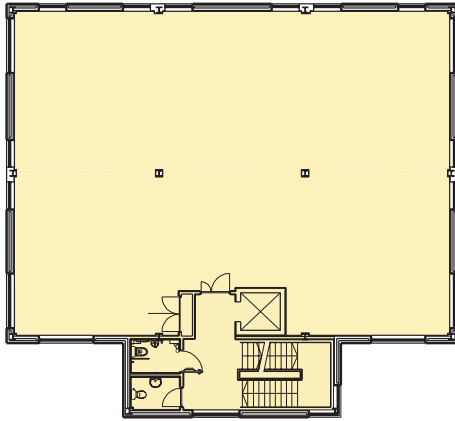
Each building will provide the following specification:

- Two/three storey steel frame construction to permit maximum internal flexibility and more economical floorplates
- Air conditioning as standard
- Male and female wc's on each floor
- Internal risers
- Kitchen points on each floor
- Double glazed sealed windows
- Fully accessed raised floors
- Clear ceiling heights of 2.7 metres
- Suspended ceilings with recessed lighting
- Lifts installed
(Buildings 4a to 4d excluded)
- Floor loadings of 4 kn/m² + 1 kn/m²
- 173 parking spaces (1 space to 24.6 sq m)
- Secure fenced site with CCTV
- Fully DDA compliant



building 1

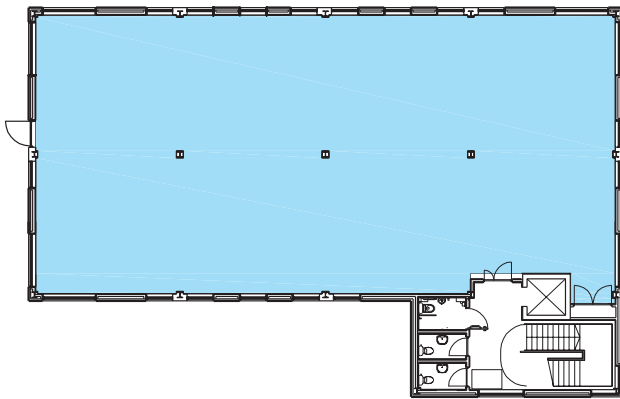
indicative floor plan



Ground Floor	280	3,017
First Floor	280	3,017
Second Floor	280	3,017
Total	840	9,051

building 2

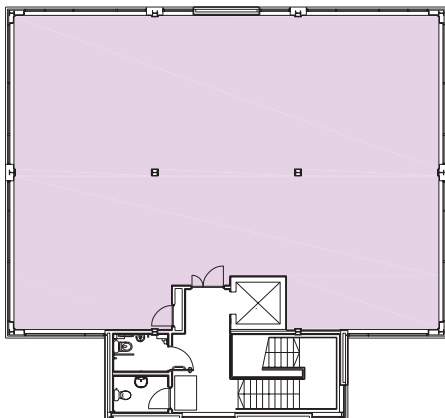
indicative floor plan



Ground Floor	350	3,763
First Floor	350	3,763
Second Floor	350	3,763
Total	1,050	11,289

building 3 & 6

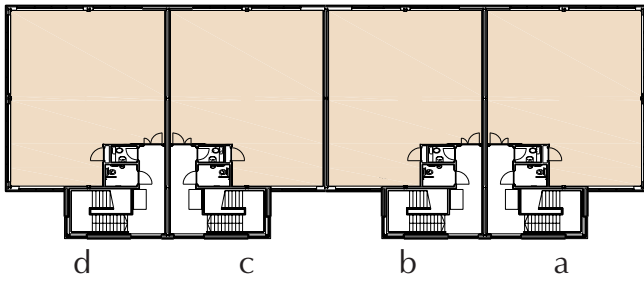
indicative floor plan



Ground Floor	212	2,283
First Floor	212	2,283
Total	424	4,566

building 4

indicative floor plan



building 4a and 4d

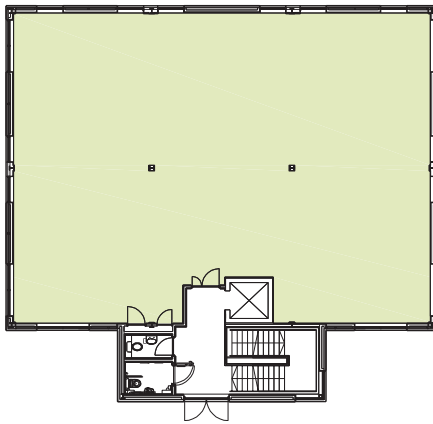
Ground Floor	122	1,310
First Floor	122	1,310
Total	244	2,620

building 4b and 4c

Ground Floor	123	1,322
First Floor	123	1,322
Total	246	2,644

building 5

indicative floor plan



Ground Floor	282	3,035
First Floor	282	3,035
Total	564	6,070

site plan



building on an established location

location

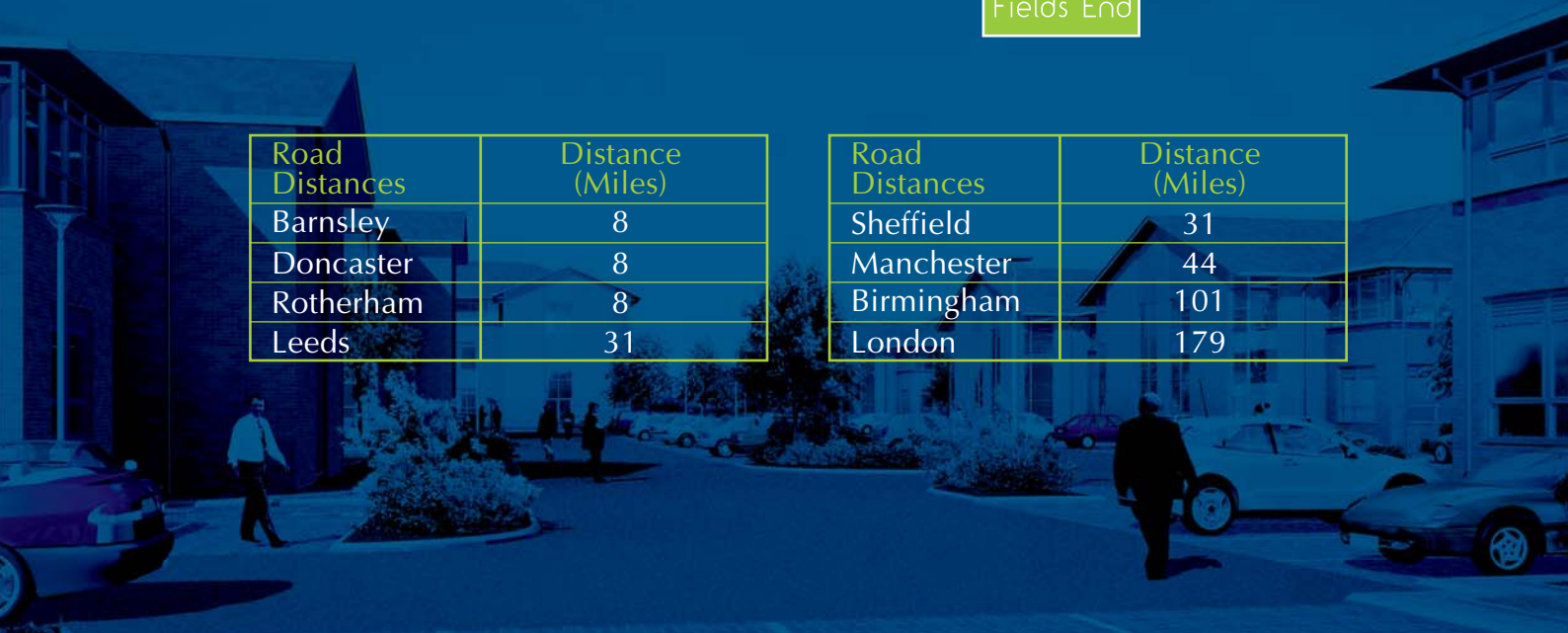
Fields End Business Park is located near Goldthorpe within the Barnsley Metropolitan area, offering an outstanding location for business.

Located between Junction 36 of the M1 (9.5 miles) and the A1(M) (4.5 miles) in South Yorkshire, Fields End Business Park enjoys excellent communications both locally and nationally by road, rail and air.



Road Distances	Distance (Miles)
Barnsley	8
Doncaster	8
Rotherham	8
Leeds	31

Road Distances	Distance (Miles)
Sheffield	31
Manchester	44
Birmingham	101
London	179



local area



The Development enjoys excellent prominence to both the A635 M1/A1(M) Link and Barrowfield Road and is a short walking distance to the village of Goldthorpe (population 6,400) that provides a wide variety of amenities including a leisure centre, a main post office, banks, pubs and supermarkets.

assistance

For information regarding the availability of comprehensive financial assistance, recruitment and training support and business advice, please contact Barnsley Development Agency on 01226 784451.

terms

Buildings are available by way of new full repairing and insuring leases. Further details are available on application.

a development by



in association with



for further information please contact:



Guy Gilfillan

supported by



Office Villages

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www.officevillages.co.uk

Misrepresentation Act

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