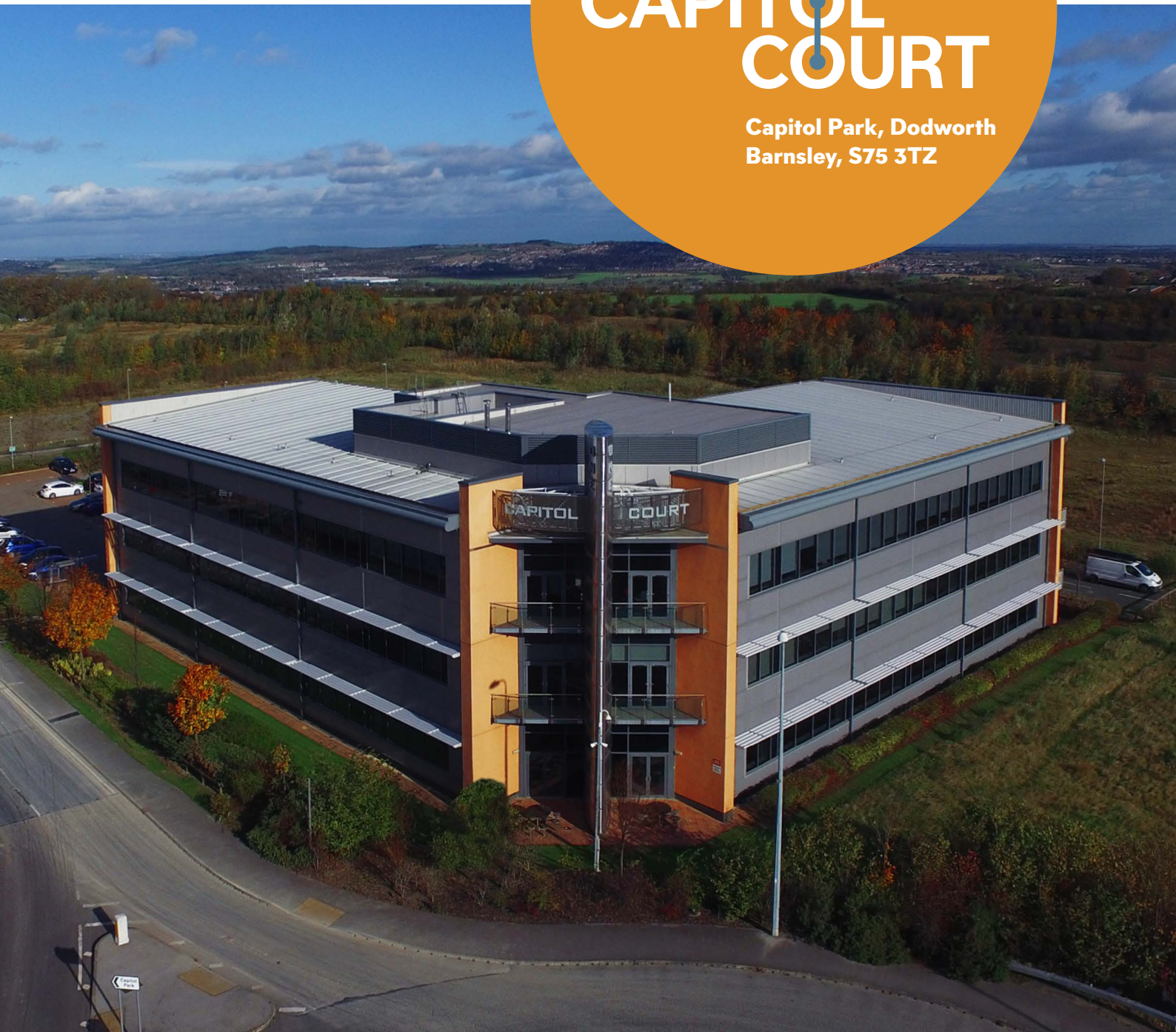


5,045 – 10,121 sq ft  
of prime Grade A well  
connected office space  
with direct access to  
the M1 motorway.

TO LET NOW

# ONE CAPITOL COURT

Capitol Park, Dodworth  
Barnsley, S75 3TZ



ON SITE CAR PARKING • DIRECT MOTORWAY ACCESS • FULLY AIR CONDITIONED • OPEN PLAN FLOORPLATES

Situated within the 36 acre Capitol Park development the Grade A 30,000 sq ft modern office – One Capitol Court – is prominently positioned in one of the best locations in Yorkshire.

## SPECIFICATION

- Raised access floor
- Suspended ceiling
- Mens/Womens and Disabled WC
- Open plan suite of executive offices
- Central heating
- Aluminium double glazed windows
- Carpeting
- Connection to all mains services
- Category II lighting



Only two suites remaining



## LOCATION

This property is situated on the flagship Capitol Park development beside Junction 37 of the M1 Motorway at Dodworth, Barnsley.

The building is well positioned to take full advantage of road access to Sheffield in 29 mins and Leeds in 25 mins. Closer to home Barnsley town centre can be reached in 9 mins and has a train station with direct access to Sheffield and in turn London.

## AMENITIES

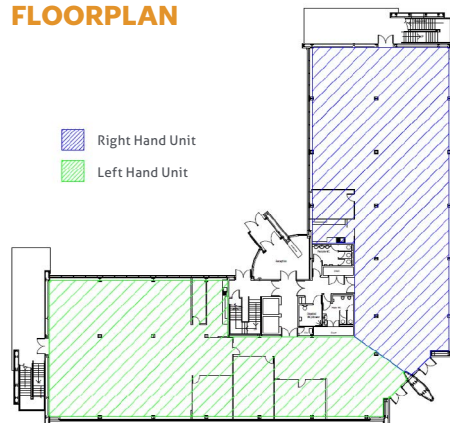
In the immediate vicinity are various amenities such as the Ibis hotel and Toby Carvery, a Bannatyne Health Spa and a Holiday Inn. A short drive into Barnsley provides the wide selection of services, shops and eateries you would expect from a bustling town centre.



## SCHEDULE OF AREAS

Floor/Suite	Sq Ft	Parking
Ground RH Unit	5,076	15
Ground LH Unit	5,045	15
<b>Total</b>	<b>10,121</b>	<b>30</b>

## FLOORPLAN



## OCCUPIERS INCLUDE



**FOR MORE INFORMATION, SERVICE CHARGES, RENTS & LEASES CALL TIM ON 07810 865 561, EMAIL TIM@COLLOCO.CO OR EMAIL RICHARDFRASER@CARTERTOWLER.CO.UK**

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