

ASHROYD BUSINESS PARK / SHORTWOOD BUSINESS PARK / ROCKINGHAM BUSINESS PARK



Shortwood opens for business.

From left to right: David Kennedy (BMBC), Andrew Ainsworth (BDA), Cllr Stephen Houghton (Leader, BMBC), Sylvia Yates (Objective 1), Cllr Thompson, Paul Barber (Priority Sites), Cllr Newman.

An official launch event was held on Monday 3rd October to commemorate the opening of Shortwood Business Park. The ceremony was attended by senior representatives from a range of public and private sector organisations.



Developed by Priority Sites, the business park provides 60,000 sq.ft. of speculative industrial development with six units ranging in size from 6,196 sq.ft. to 25,090 sq.ft. with dedicated car parking. The development offers the ideal environment for businesses looking for quality premises located in close proximity to the M1 motorway.

The inward investment potential and regeneration of Barnsley is to be significantly bolstered following the completion of this 10 acre business development and it is anticipated that the project will create up to 120 job opportunities for local people.



Shortwood Business Park



Available units at Shortwood Business Park.

Paul Barber, Chief Executive of Priority Sites, opened the ceremony, and was joined by speakers, Cllr Stephen Houghton, Leader of Barnsley Metropolitan Borough Council and Sylvia Yates, Managing Director of the Objective 1 Programme.

"The development is a further indication of our whole-hearted commitment to the regeneration success of Barnsley. We are highly confident that these units will prove equally as popular as those on our other Barnsley schemes, including Wharnccliffe Business Park and Park Springs Grimethorpe, where occupiers have served to create 130 jobs.

"On these sites, occupiers comprise companies from outside of the region attracted by the town's proximity to the motorway and main arterial routes, and businesses within the region who are looking to expand into modern, purpose-built flexible accommodation. Shortwood offers the very same recipe, and is already attracting very high levels of interest."

Paul Barber, Chief Executive, Priority Sites



From left to right: Paul Barber, Cllr Stephen Houghton and Sylvia Yates unveiling the plaque to commemorate the opening of Shortwood Business Park.

Companies interested in units at Shortwood should contact:

Toby Vernon of Knight Frank
on: **0114 272 9750**

Chris Rowlands of
Chris Rowlands & Co
on: **01226 791984**



"As part of the Sector 36 Business Parks, Shortwood is playing a key role in the overall regeneration strategy for the M1 Strategic Economic Zone. This exciting development is a further vote of confidence for the Barnsley economy."

Cllr Steve Houghton, Leader of the Council, BMBC

The £5.4 million development has been part funded by the South Yorkshire Objective 1 Programme which has invested £1.7 million from the European Regional Development Fund.

"The Objective 1 Programme is now in its fifth year and evidence is abundant across South Yorkshire that the place is on the move. Shortwood Business Park is a fantastic example of what is on offer in Barnsley, with more to come in and around the town.

Shortwood Business Park demonstrates what happens when public and private partners work together and invest European Funds to transform the area."

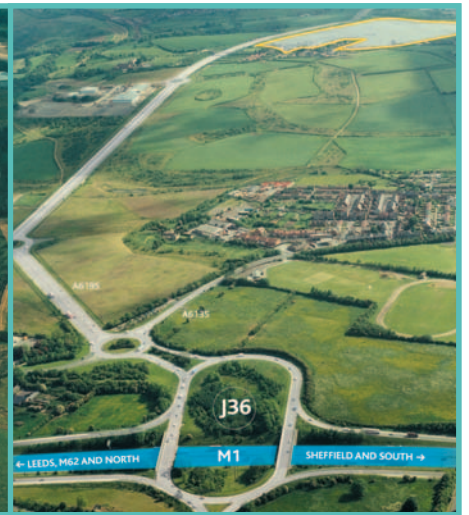
Sylvia Yates, Managing Director, Objective 1

Ashroyd Business Park

Works are now well under way at Ashroyd Business Park on behalf of developers Ackroyd and Abbott. The £2.5m site preparation contract is being carried out by VHE, who are currently earth moving. Major earth moving ceases in a few more weeks and sub contractors are already bringing in additional workers to provide drainage and other essential services.



Left to right: Ian Kilner and Gordon Wilson (VHE), Tony Parker (Ackroyd and Abbott), Alex Gibson (WM Saunders Partnership), Rob Oliver (GVA Grimley) and Richard Nutter (BDA) on site at Ashroyd Business Park.



At the present rate of progress, from November this year, the 16 hectare business park will offer fully serviced development plots capable of meeting the needs of high growth business sectors and capable of accommodating 650,000 sq.ft. of business floorspace and some 800 jobs, an ultimate investment of some £34m.

Individual high quality business premises will include industrial/warehouse units from 50,000 sq.ft. up to 200,000 sq.ft. as well as some smaller offices. To kick start the business park, a warehouse unit of 50,000 sq.ft. will be built on a speculative basis, to be ready by Autumn 2006.

Further units can be developed to suit individual requirements. The site has outline planning consent for B1, B2

and B8 uses with detailed planning consent required for specific individual units. The European Union is investing £2.5 million from the European Regional Development Fund (ERDF) as part of the Objective 1 Programme in South Yorkshire.

Joint property agents GVA Grimley and Crossland Otter Hunt are marketing agents for the site.



These development plots will comprise the following:

Plot No.	Acreage	Acreage
1	3.57 ha	8.82 acres
2	4.39 ha	10.84 acres
3	2.02 ha	5.00 acres
4	2.89 ha	7.13 acres
5	1.84 ha	4.54 acres

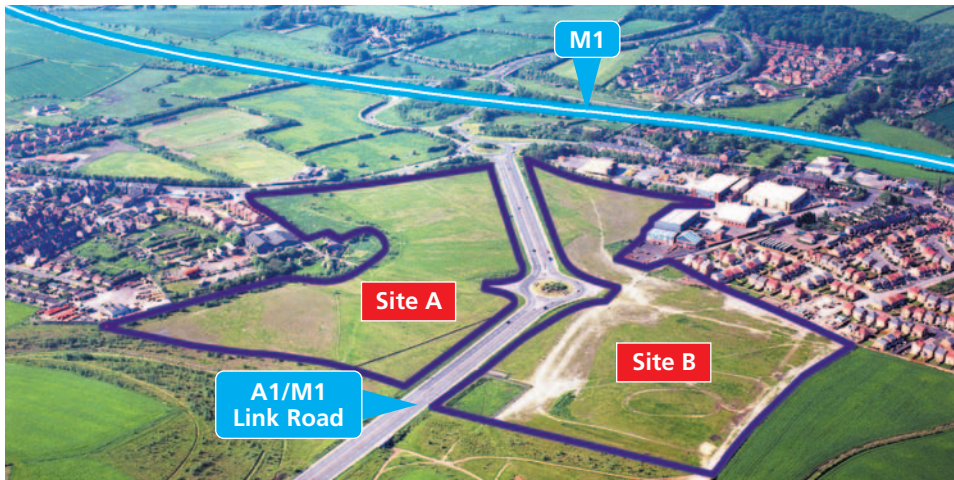
Companies interested in units at Ashroyd should contact:

John Gregory of Crossland Otter Hunt on: **0114 296 0099**

Rob Oliver of GVA Grimley on: **0113 292 5500**



Rockingham Business Park



Site A

This is the nearest site to M1 J36. Landowner Yorkshire Forward is in discussions with a potential joint venture partner to progress development of a high quality business park that would advance their cluster development strategy.

Site B

Currently not available due to ownership constraints.

Excellent location for forward thinking businesses

- Great opportunity for businesses which require flexibility and quality in their workspace
- Excellent facilities are offered by these exciting locations
- Direct access to the A1/M1 Link and within 1.5 miles of M1 Junction 36
- A range of financial assistance is available to qualifying companies
- Units are available on a freehold or leasehold basis

sector **36** BUSINESS PARKS



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