



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# TO LET

## UNITS 1-18

### NEXUS (CAPITOL PARK)

CAPITOL COURT | BARNSELEY | S75 3UD

## INDUSTRIAL UNITS

3,007 SQ FT - 25,503 SQ FT

### KEY FEATURES

- Excellent Connectivity
- Secure, Gated Estate with Controlled Access
- Generous Parking
- Mains Services Including Three-Phase Electricity
- Nearby Amenities



## CONTACT US:



01924 282020



[www.ntproperties.co.uk](http://www.ntproperties.co.uk)

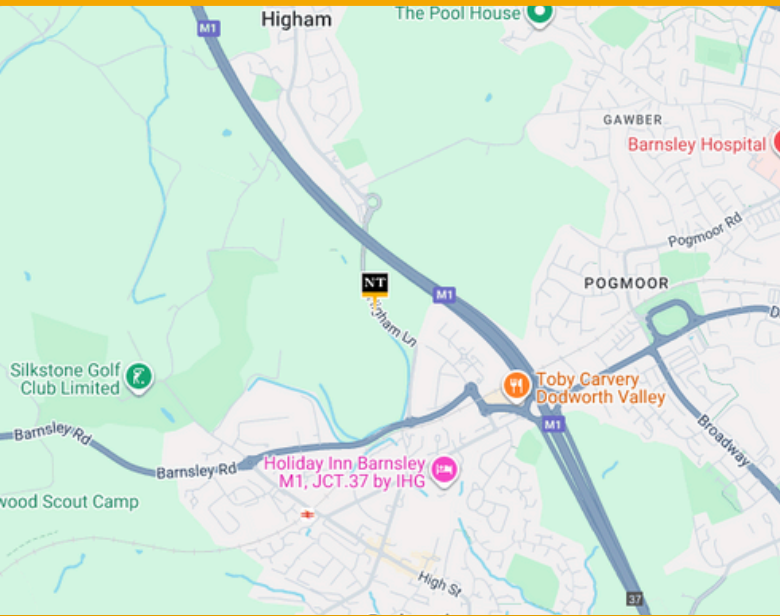


[yorkshire@northerntrust.co.uk](mailto:yorkshire@northerntrust.co.uk)



## NEXUS (CAPITOL PARK)

CAPITOL COURT | BARNSELEY | S75 3UD



### LOCATION

Nexus (Capitol Park) forms part of Capitol Park Business Park, a prestigious and strategically positioned development located adjacent to Junction 37 of the M1 motorway in Barnsley, South Yorkshire. The estate is accessed via Whinby Road and Capitol Close, which provide direct routes to the M1 and onward links to the wider regional motorway network, including the M18, A1(M), and M62.

The development is positioned just a few minutes from Barnsley town centre, providing easy access to a wide range of retail outlets, eateries, and services. The surrounding area has become a thriving commercial hub, home to a diverse mix of industrial, logistics, and service sector businesses, reflecting the estate's outstanding accessibility and business-friendly environment.

Nexus represents one of Barnsley's most sought-after industrial and warehouse locations, ideal for both regional and national occupiers.

### MODERN INDUSTRIAL UNITS 3,007 - 25,503 SQ FT

### DESCRIPTION

Nexus (Capitol Park) provides a high-quality industrial and warehouse development comprising 17 modern units arranged across 10 blocks.

Constructed to a high specification, each unit is of steel portal frame construction. The elevations comprise a combination of brickwork and composite cladding panels beneath insulated composite roofs, incorporating translucent roof lights to maximise natural light within the workspace. Loading is provided via electronically operated up-and-over doors, complemented by separate pedestrian access points.

### KEY FEATURES

- Barnsley town centre only a short drive away with retail, dining, and financial services
- Generous parking and circulation areas
- Located directly adjacent to Junction 37 of the M1 motorway
- Excellent connectivity to M18, A1(M), and M62
- Electronically operated loading doors and separate personnel entrances
- Rooflights providing natural light



### EPC

Copies of individual EPC's are available on request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact one of the letting agents.



**BUSINESS UNITS TO LET ACROSS THE UK**

Follow us on

