

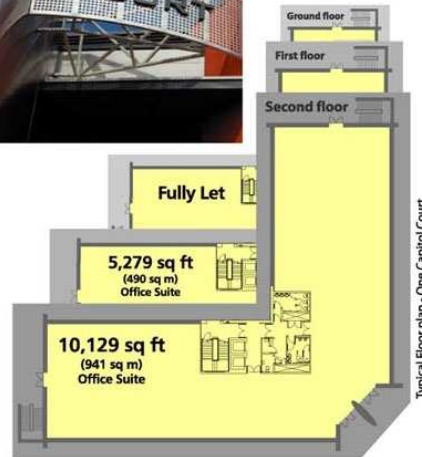
# ONE

## CAPITOL COURT

CAPITOL PARK BARNSELEY J37 M1

**50%  
NOW LET**

## HIGH QUALITY GRADE A OFFICES



### Specification

- Suites available from 5,000 sq ft (465 sq m)
- Part first and second floor still TO LET
- BREEAM very good
- Comfort Cooling System
- Raised access floors
- Suspended ceilings
- LG3 lighting
- Fully DDA compliant including 8 person lift
- High car parking ratio
- Quality landscaped environment

### Planning

One Capitol Court has planning consent for use falling within class B1 (Business).

### Terms & Availability

One Capitol Court is available to let either as a whole or on a floor by floor basis, by way of a new full repairing and insuring lease.

### Viewing

Strictly by appointment with joint letting agents Knight Frank and Chris Rowlands & Co.

A joint development by



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



STERLING CAPITOL

Joint selling agents:



0113 246 1533  
0114 272 9750

**Knight Frank**

Contacts:

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[www.capitol-park.co.uk](http://www.capitol-park.co.uk)

CAPITOL PARK, J37 M1, BARNSELY

# HIGH QUALITY GRADE A OFFICES

Upto 150,000 sq ft (13,940 sq m)

**ONE**  
CAPITOL COURT

**15,000 sq ft**  
**Still to Let**

**FUTURE  
PHASE**

**Individual Office Suites**  
**up to 150,000 sq ft**

- Prominent position at Park entrance
- Quality office suites from 5,000 sq ft to 150,000 sq ft
- All offices designed for BREEAM very good rating
- Exclusive landscaped environment
- High car parking ratio
- Design & Build options available

[www.capitol-park.co.uk](http://www.capitol-park.co.uk)

