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BUILDING CONTRACTORS



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RESEARCH/INDUSTRIAL/STORAGE & DISTRIBUTION

CMS ROCKINGHAM



CLIENT:

Carnell Management Services Ltd (Leeds)

PROJECT:

CMS Rockingham

LOCATION:

Off Kestrel Way, Birdwell, Barnsley S70 5SZ

SIZE:

7no. units within 6no. buildings

Unit 1 – 10,021 sq.ft.

Unit 2 – 16,695 sq.ft.

Unit 3 – 16,070 sq.ft.

Unit 4 – 20,612 sq.ft.

Unit 5 – 7,017 sq.ft.

Unit 6 – 3,401 sq.ft.

Unit 7 – 3,595 sq.ft.

Total - 77,411 sq.ft.

The project consists of 7no. industrial units, varying in size from 3,401 sq.ft. to 20,612 sq.ft. set within a fully landscaped 5.03-acre secure site.

The steel-framed, clad units provide facilities for research and development, industrial processes, general industrial, storage & distribution and trade counters.

Each unit has 2.4-metre-high secure fencing to its perimeter, a concrete service yard with a double gated entrance, and electrically operated HGV loading doors to the warehouse area.

All units, except units 6 & 7, have ground and first floor offices. Two storey units have a stairwell which leads to a first-floor landing/lobby with further offices, kitchen and wc's.

Each unit has staff and visitor parking with disabled bays and electric vehicle charging points. There is secure covered cycle storage, motorcycle parking and waste storage facilities. An outdoor amenity space for use during staff breaks is incorporated into the landscaped areas and each roof incorporates photovoltaic panels.

The buildings have been designed and constructed to BREEAM 2018 "Very Good" standards, which far exceed those required by regulations and designed to minimise energy/water usage and CO2 emissions, while enhancing the well-being of the people who occupy them.

