## **READY FOR IMMEDIATE OCCUPATION**

BARNSLEY

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LESS THAN 1 MILE FROM J36 M1 1 FIRETHORN WAY, HOYLAND, BARNSLEY S74 9FB

## 344,910 SQ FT GRADE A LOGISTICS UNIT TO LET / MAY SELL

BARNSLEY340.CO.UK



## BARNSLEY



Barnsley 340 sits within the Gateway 36 development - an established industrial scheme, located just a two-minute drive from Junction 36 of the M1.

With a best-in-class specification, BREEAM "Excellent' rating, and delivered as net-zero carbon in construction, Barnsley 340 is a prime logistics site that is built for the future.

Fronting the Dearne Valley Parkway, this Grade-A space offers excellent connectivity to the UK logistics network. The M62, M18 and A1(M) are all within easy reach and the site has direct motorway access to Leeds, Sheffield and Nottingham, with wider access to the M62, M18 & A1M.



# AFTER LOCATION

344,910 SQ FT PRIME LOGISTICS SPACE

SPECIFICATION



UNDER 1 MILE FROM M1 J36





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The unit features the enhanced Firethorn Trust 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation, together with a range of cutting-edge enhancements throughout the welfare facilities.



# ON POINT FOR SUSTAINABILITY







We're on point when it comes to sustainability, and globally recognised for delivering industry-leading 'eco-warehouse' developments.

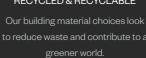
Barnsley 340 has been delivered to BREEAM "Excellent" and net-zero carbon in construction - but that's just the start.

We are committed to delivering buildings that support business aspirations for excellent environmental performance, by implementing sustainable solutions into the fabric of every design:



#### OPTIMISING NATURAL LIGHT

Our triple-skinned factory assembled rooflight can save up to 13% a year on running costs by maximising natural sunlight.





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#### REDUCING WATER USAGE

We use rainwater harvesting for intoilet flushing and other non-potable





RATING: EXCELLENT



EPC 'A' RATING





#### ENERGISED FOR THE FUTURE

Our online energy dashboard means you can proactively monitor and manage your consumption, and provisions for EV charging points are installed for



## CUTTING COSTS,

We use high-quality materials and include sustainable initiatives to add value and bottom-line savings.



#### EXCEEDING REQUIREMENTS

Firethorn Trust is a sustainable 'eco-warehouse' development, setting the



Barnsley 340 sits within the Dearne Valley Economic Growth Corridor, a vital area of regeneration that is less than one mile from J36 of the M1.

Recognised as an area of opportunity, the region has a strong record of inward investment and business growth, which is expected to increase as part of ongoing regeneration.

7.9 million people live within an hour's drive and 23.4% of Barnsley's population is employed in manufacturing and logistics.

## WHY BARNSLEY?



YORKSHIRE AND THE HUMBER £564

GB AVERAGE £612.80



7.9M PEOPLE LIVING WITHIN

AN HOUR'S DRIVE



# 23.4%

BARNSLEY POPULATION WORKING IN MANUFACTURING & LOGISTICS

GB AVERAGE 13%

#### POINTING BUSINESSES IN THE RIGHT DIRECTION

Enterprising Barnsley, funded by Barnsley Council, offers a range of services for businesses looking to set-up, expand or relocate to the borough, supporting the creation of over 4,000 jobs in the last three years



< LINK LOGISTICS PARK ELLESMERE PORT Two new warehouse / logistics units of 674,264 sq ft and 114,692 sq ft

SHERBURN 42 > LEEDS Four new industrial / distribution units 57,750 - 280,000 sq ft







PETERBOROUGH Three warehouse / logistics units of 95,949, 141,866 and 242,992 sq ft

PETERBOROUGH SOUTH

TOTAL REPORTS

NORTHAMPTON CROSS NORTHAMPTON 354,000 sq ft - **FULLY LET** 

ASCENT LOGISTICS PARK LEIGHTON BUZZARD Eight warehouse / industrial units 14,140 to 123,490 sq ft - **FULLY LET** 







# WE INVEST, DEVELOP & DELIVER

We deliver logistics warehousing that is modern, adaptable and allow businesses to connect quickly and easily with their customers.

As one of the country's most forward-thinking developers, we proactively seek out new building opportunities that have the potential to deliver net-zero carbon logistics solutions, with the highest sustainability and wellness standards.

As we invest, develop and deliver, we remain true to our core values of being progressive in our thinking, decisive in our actions and committed to high standards.

BARNSLEY 340 Costa Coffee 🚺 1 FIRETHORN WAY, HOYLAND, BARNSLEY S74 9FB OAldi M1 Tankersley Roundabout A6135

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WHAT3WORDS: ///reveal.sunset.guides

J36 M1

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LOCATION

miles south of Leeds, Barnsley 340 is located within a thriving town, recognised as a place to invest and an area with a

record of strong business development.

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Yorkshire town of Barnsley, the scheme offers easy access to the UK motorway network, putting logistics companies in prime position for growth.

CITIES

BARNSLEY SHEFFIELD

YOR

M1

BARNSLEY

M62

SHEFFIELD

AST MIDLANDS

M6

M5

DADS	MILES	MINS	
J36	0.8	2	
(M) J37	12	20	
J32 (M18)	16	20	
62 J29	19.5	22	
/M62 TERCHANGE	20	25	

## DONCASTER MANCHESTER LIVERPOOL BIRMINGHAM

LONDON



MILES	MINS
6.5	12
10	20
16	30
26	30
47	55
37	60
75	95
90	90
171	195

the opportunities in the adjacent industrial park, Phase 1 of Gateway 36, which has become established as a key commercial location and is now home to major occupiers, including Esco GB, Talurit, the Environment Agency and Car Supermarket.

PORT/AIRPORT	MILES	MINS
DONCASTER SHEFFIELD AIRPORT	23	35
LEEDS BRADFORD AIRPORT	35	50
EAST MIDLANDS AIRPORT	58	60
MANCHESTER AIRPORT	43	70
IMMINGHAM PORT	70	90
PORT OF HULL	70	90

JAMES SANDERS 07860 752 602 isanders@firethorntrust.com

CHRIS WEBB 0207 039 9222 cwebb@firethorntrust.cor

Firethorn Trust 265 Tottenham Court Road, London, W1T 7RQ For more information please contact the agents:



# 0113 245 6000

**andrew@gvproperty.co.uk** 07793 551 634

Paul Mack paul@gvproperty.co.uk 07921 933 636

#### Knight Frank 0114 272 9750 020 7629 8171

#### KnightFrank.co.uk

Rebecca Schofield rebecca.schofield@knightfrank.com 07776 172 123

Tom Goode tom.goode@knightfrank.com 07583 120 180

Charles Binks charles.binks@knightfrank.com 07793 441 911

## **DTRE** 0113 856 1726 www.dtre.com

Cain International

Andrew Lynn andrew.lynn@dtre.com 07795 107 469

Rob Kos rob.kos@dtre.com 07709 846930

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