

GATEWAY

IMMEDIATE ACCESS TO M1/J36
HOYLAND
BARNSELY
S74 OFP

36

BARNSELY

OUTLINE PLANNING IN PLACE
AVAILABLE FOR OCCUPATION
WITHIN 12 MTHS

TO LET/FOR SALE **UNIT 4**

UP TO **138,815** SQ FT

HIGH SPECIFICATION INDUSTRIAL/ DISTRIBUTION UNIT



www.gateway36barnsley.com

A PROJECT BY

Harworth

INDICATIVE SPECIFICATION



c. 160
CAR PARKING SPACES



2
LEVEL DOORS



12
DOCK DOORS



22
EV CHARGING POINTS



50m
SECURE YARD WITH
POTENTIAL FOR GATEHOUSE



12.5m
EAVES HEIGHT



18,480
STANDARD PALLET CAPACITY*
*(BASED ON 2M AISLE WIDTHS)



UP TO **800 KVA**
POWER AVAILABLE

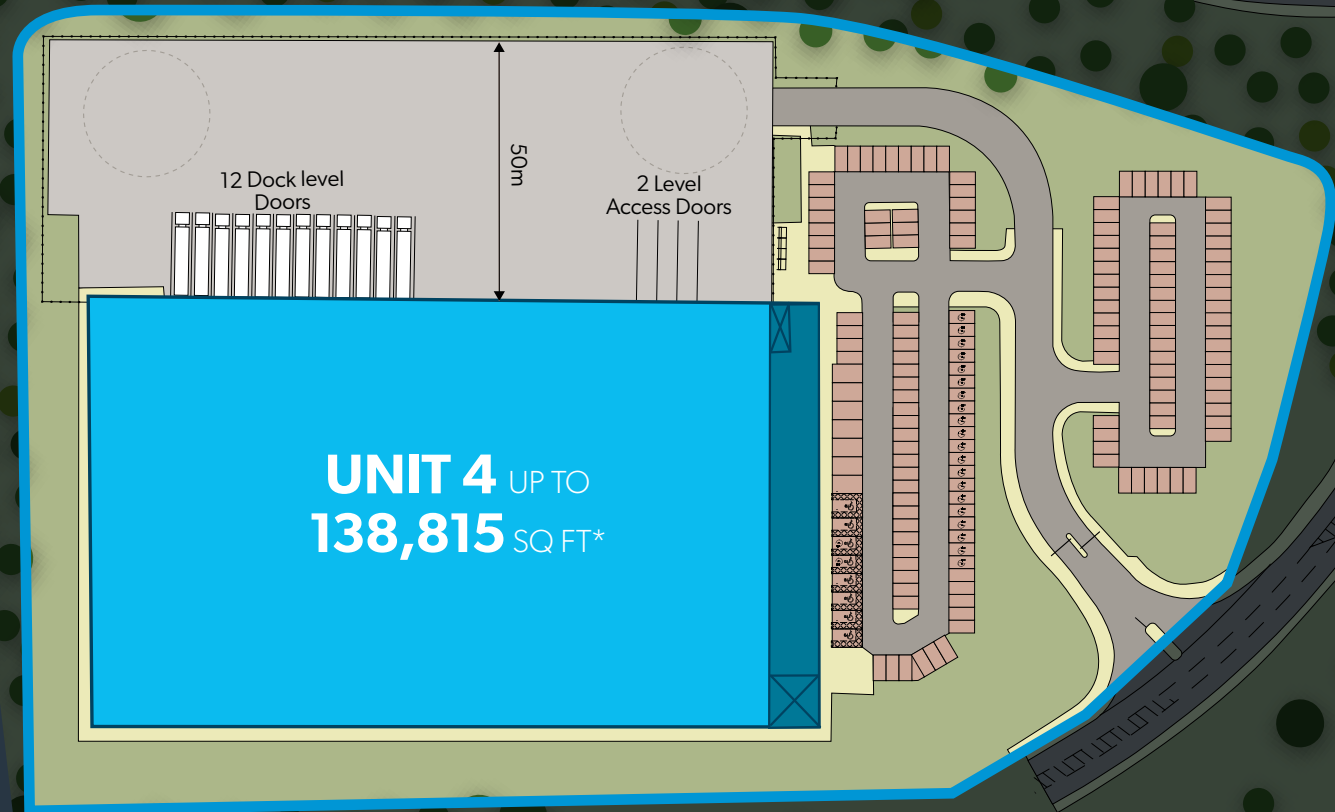


50 KN/M²
FLOOR LOADING



UP TO **10 %**
OFFICE CONTENT*
*(5% FIRST FLOOR / 5% GROUND FLOOR)

PLOT 4 PROVIDES A FULLY SERVICED PLOT READY FOR IMMEDIATE DEVELOPMENT. THE SITE HAS OUTLINE PLANNING CONSENT AND CAN ACCOMMODATE UP TO 138,815 SQ FT, ALTHOUGH THIS COULD BE ADAPTED TO SUIT OCCUPIERS SPECIFIC REQUIREMENTS.



SUSTAINABILITY CREDENTIALS



EV charge points



Air-source heating and cooling of office space



11% photovoltaic panels fitted to provide power to the office space



Enhanced structural elements (roof, floor, foundations) to allow additional photovoltaic panels up to 100% roof area



Rainwater harvesting for toilet flushing



Use of recycled and natural products where possible

BREEAM®

Target - BREEAM
'Excellent'

A 0-25

Target - EPC rating
'A'



SHEFFIELD 10 MILES

M1 J36

LEEDS 25 MILES

BARNSELY 5 MILES

A6135

A61

UNIT 4
UPTO 138,815 SQ FT

GATEWAY 36
PHASE 2
AVAILABLE NOW

DUNKIN' DONUTS KFC

ESCO

TALURIT

GREENE KING
BUY ST EDWARDS

Environment Agency

McDonald's

UNIT 7

UNIT 6

LET TO
Lloyds Bank

UNIT 5

Speculative Development
Commencing H2 2022

GATEWAY 36
PHASE 1
COMPLETED

UNIT 2

UNIT 1

A6195

Shortwood Business Park

GATEWAY 36
PHASE 2

LOCATION

GATEWAY 36 IS IDEALLY LOCATED WITHIN TWO MINUTES OF M1 J36 WITHIN THE HEART OF THE SHEFFIELD CITY REGION.

Sheffield is just 10 miles to the south, Leeds is 20 miles to the north and Doncaster 17 miles to the east. The deep water Humber Ports complex, comprising the ports of Hull, Goole, Grimsby and Immingham are within a one hour's drive by road, via the M62, A1(M), M180 and A180. Also within easy reach are Doncaster Sheffield Airport, East Midlands Airport, Leeds Bradford Airport and Manchester Airport.

Gateway 36 is also a great place to work being close to a host of supporting retail uses for workers, including a range of coffee shops and restaurants. The development also has extensive footpaths, water features and countryside right on its doorstep. Barnsley is also blessed with a multitude of green spaces nearby, whilst the Peak District National Park is less than 15 minutes drive away.

LOWER LABOUR COSTS THAN THE NATIONAL AVERAGE

GREAT BRITAIN
£612.80
GROSS WEEKLY PAY

YORKS. & HUMBER
£564.00
GROSS WEEKLY PAY

BARNSELY
£541.00
GROSS WEEKLY PAY

SKILLED AND GROWING WORKFORCE IN MANUFACTURING AND DISTRIBUTION

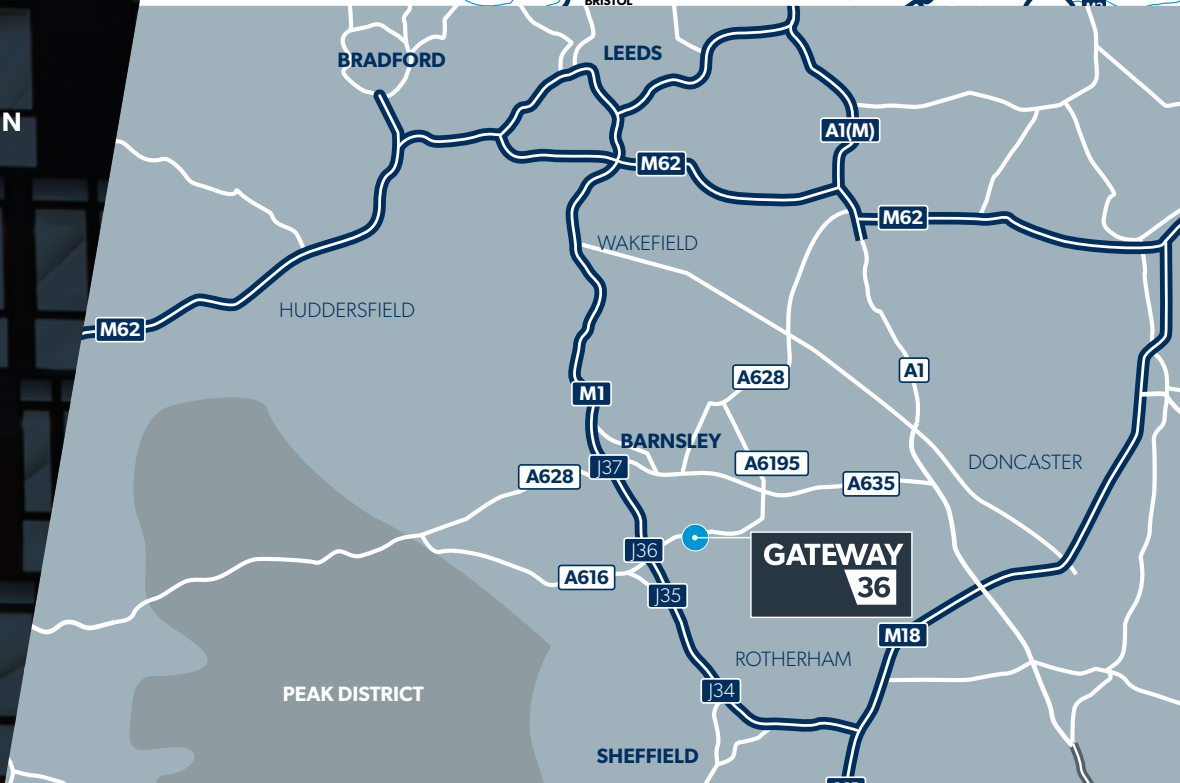
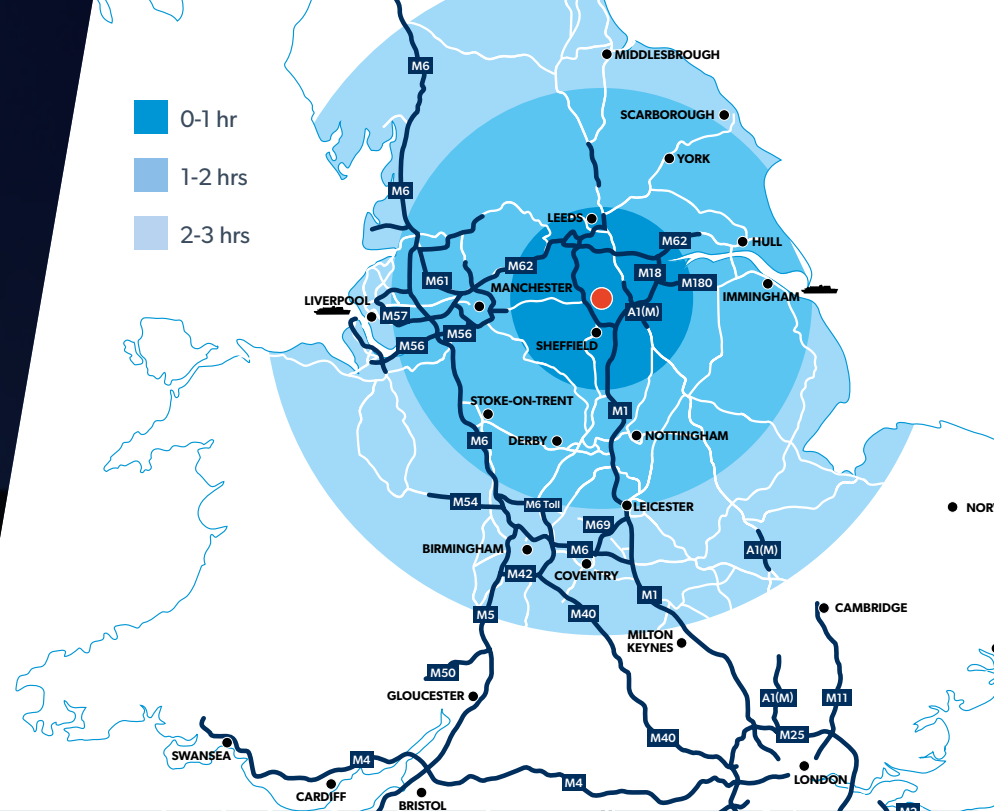
GREAT BRITAIN
13.0%

YORKS. & HUMBER
16.9%

BARNSELY
23.4%

Source: ONS ASHE 2021

Source: ONS Business Register and Employment Survey 2021



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BARNSELY
S74 0FP

36

BARNSELY

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HIGH SPECIFICATION INDUSTRIAL / DISTRIBUTION UNIT



CONTACT & FURTHER INFORMATION

For further information and to arrange a viewing, please contact one of the joint selling agents on the numbers below.



Rebecca Schofield
0114 253 7194
07776 172 123
rebecca.schofield@knightfrank.com



Andrew Gent
0113 200 3981
07793 551 634
andrew@gvproperty.co.uk

Paul Mack
0113 285 5981
07921 933 636
paul@gvproperty.co.uk

ENTERPRISE BARNSELY SUPPORT

Comprehensive support is available through Barnsley MBC's Enterprise Barnsley Team, including guidance on access to finance, recruitment and training.

For more information contact Enterprising Barnsley on 01226 787 535.

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