

TO LET

20,000 - 150,000 SQ FT

15 Acre Site Available to Accommodate Requirements on a Build to Suit Basis

**HOYLAND 36
J36 M1 BARNSELEY**

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**A PRIME INDUSTRIAL
OPPORTUNITY FOR OCCUPIERS
TO LOCATE AT THE HEART OF
YORKSHIRE WITH IMMEDIATE
ACCESS TO THE M1**



DESCRIPTION

Hoyland 36 occupies a high profile position immediately adjacent to J36 M1. The 15 acre site is able to accommodate requirements on a build to suit basis from 20,000 – 150,000 sq ft and will be available to let on completion.

Hoyland Developments are an experienced industrial developer with a number of projects across Yorkshire. They would welcome the opportunity to meet with occupiers and discuss requirements to tailor a proposal to them.

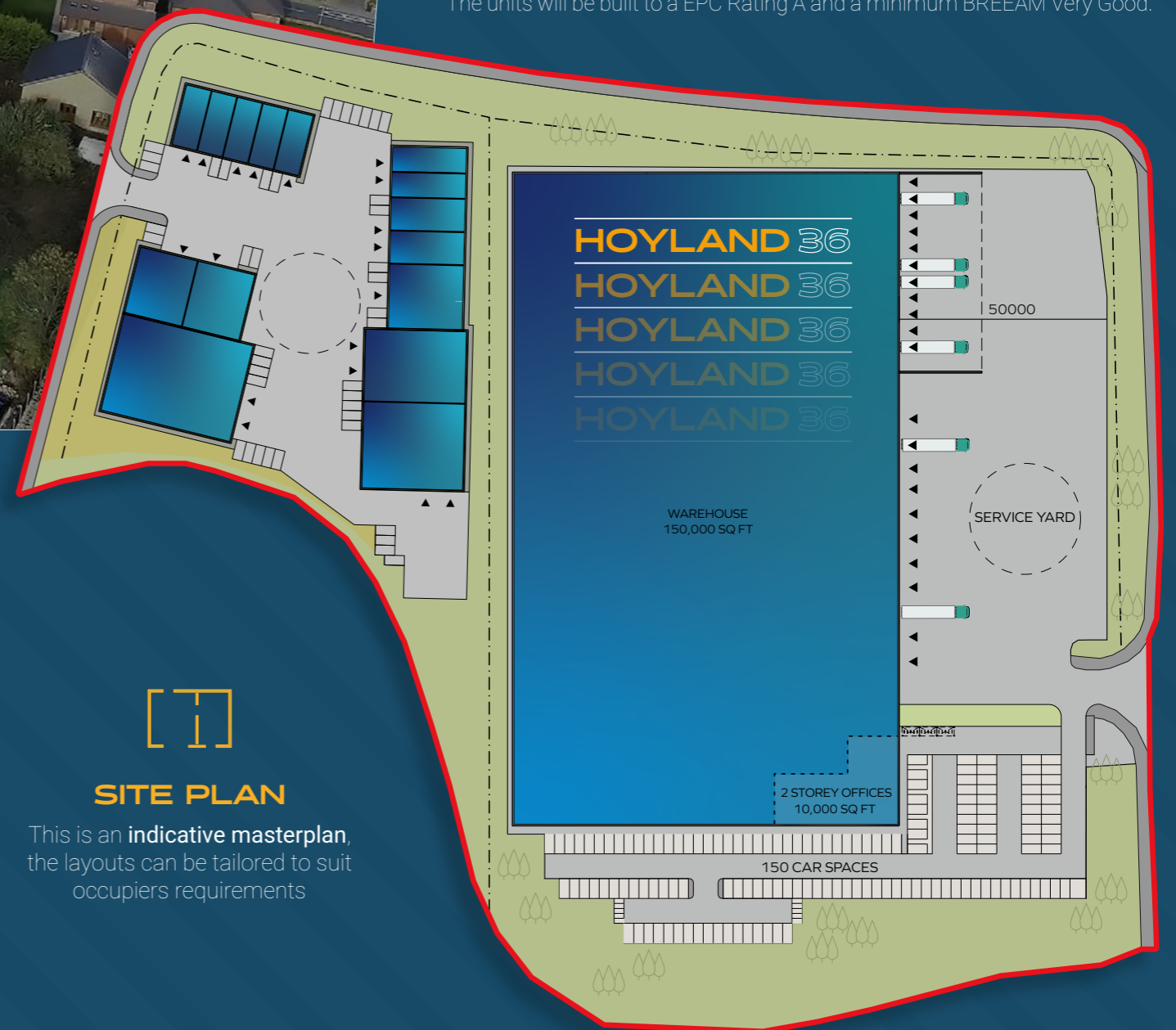
PLANNING

The site has outline consent for employment uses.

SPECIFICATION

The premises will be built to an institutional specification tailored occupiers requirements.

The units will be built to a EPC Rating A and a minimum BREEAM Very Good.



DEMOGRAPHICS

Barnsley labour market profile:



73.4% of total population are economically active



4.9% unemployment rate compared to 4.8% UK average



10,600 people currently seeking employment



Gross weekly pay of £536.40 compared to wider Yorkshire of £568.50 and UK average of £613.10



16% of population employed in manufacturing sector compared to 7.9% UK average



7.4% of population employed in transportation and storage sector compared to 5.1% UK average



SITE PLAN

This is an indicative masterplan, the layouts can be tailored to suit occupiers requirements

Source: Nomis



LOCATION

Hoyland 36 is located directly adjacent to Junction 36 of the M1. To the north, the M1 provides direct access to Wakefield & Leeds and to the south, Sheffield, Nottingham and beyond.

The nearby Dearne Valley Parkway (A6195) provides access to Barnsley town centre and Junction 37 of the A1(M) beyond.

The wider motorway network of M62, M18 & A1(M) can be accessed from Junction 36.

Nearby occupiers included Evri, Environment Agency, Company Shop and Esco GB.

The area is also well catered for with amenities including Tankersley Manor Hotel, McDonalds, Starbucks, Costa, Greggs & Taco Bell.

DRIVE TIMES	DISTANCE	TIME
M1 J36	0.5 miles	2 mins
M18 J1	15 miles	16 mins
M62 / M1 Interchange	19 miles	17 mins
A1 J36	13 miles	25 mins
Barnsley	7 miles	13 mins
Sheffield	10 miles	20 mins
Leeds	26 miles	31 mins
Manchester	36 miles	1hr 10 mins
Birmingham	95 miles	1hr 30 mins
London	172 miles	3hr 5 mins

Source: Google Maps

ALL ENQUIRIES



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Barnsley MBC Business Support

Comprehensive Business Support is available through Barnsley BMCs experienced Enterprising Barnsley Team. This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching

For more information contact the Enterprising Barnsley Team on: 01226 787535

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