

GATEWAY

IMMEDIATE ACCESS TO M1/J36
HOYLAND
BARNSELY
S74 OFP

36

BARNSELY

OUTLINE PLANNING IN PLACE
AVAILABLE FOR OCCUPATION
WITHIN 12 MONTHS

TO LET/FOR SALE **UNIT 4**

UP TO **138,815** SQ FT
(12,896.33 SQ M)

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

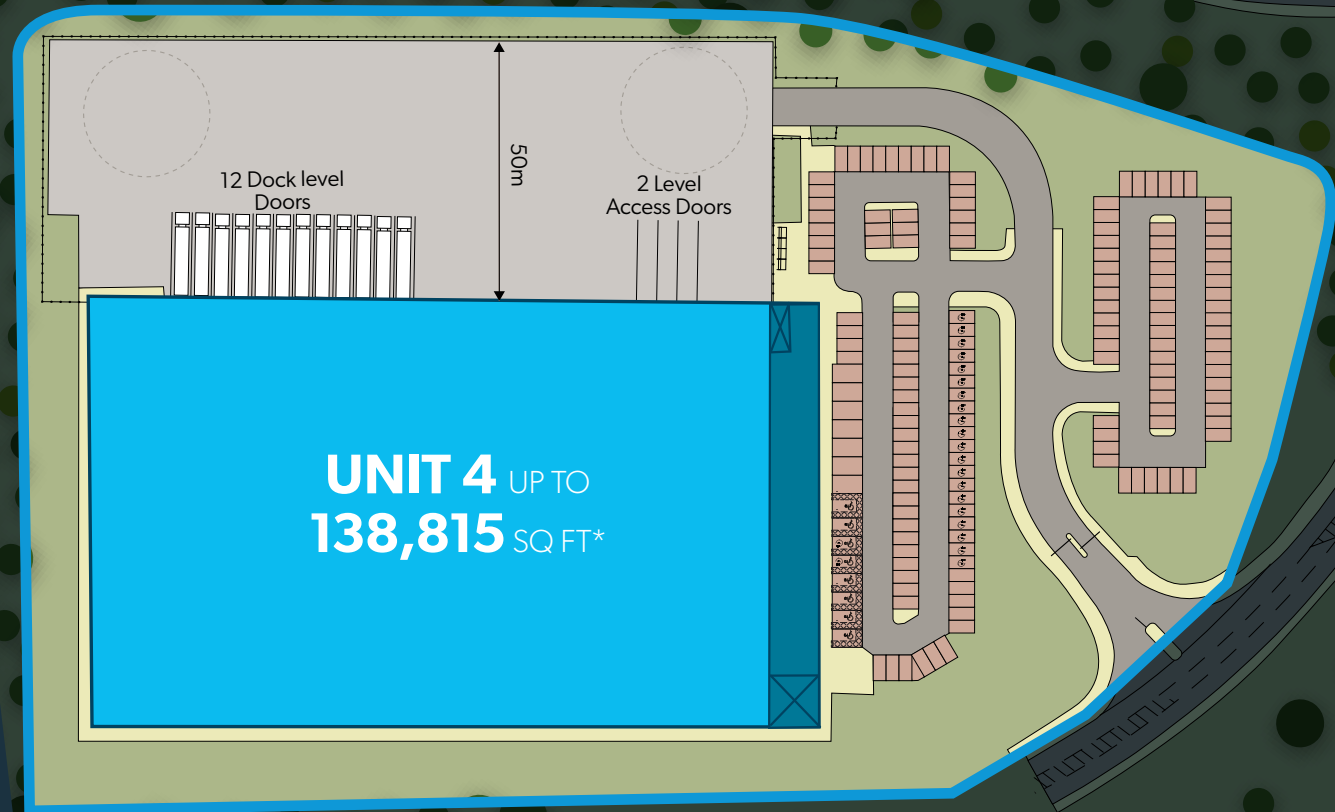


50 KN/M²
FLOOR LOADING



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.



BUILDING FOR A SUSTAINABLE FUTURE

EVERY HARWORTH BUILD PERFORMS BEYOND STATUTORY EFFICIENCY AND CONSUMPTION REQUIREMENTS.

Low carbon technologies are included within our standard specification. As a result, a Harworth building uses less energy and creates less emissions. Rainwater harvesting, low flow sanitaryware and leak detection also reduce water usage.

A commitment to durability ensures our buildings will be useful for longer. And when the end finally comes, we specify materials with the maximum recycling potential.

BREEAM[®]

Target BREEAM
'Excellent'

A 0-25

Target EPC 'A'



Ready for net zero carbon in operation, contributing to your net zero journey



Rainwater harvesting and reuse to minimise metered water costs



Enhanced building fabric to exceed Building Regulations for energy efficiency



Water conserving sanitaryware



11% roof mounted photovoltaic array providing up to 100% power to the office space



Water leak detection to save water costs via pipe bursts



Building structure ready to accommodate photovoltaic array up to 100% of roof area



Sustainable drainage to manage water quality and protect local watercourses



15% roof lights, reducing daytime lighting energy costs



22 EV charge points in the car park



LED lighting as standard to minimise energy usage and reduce emissions



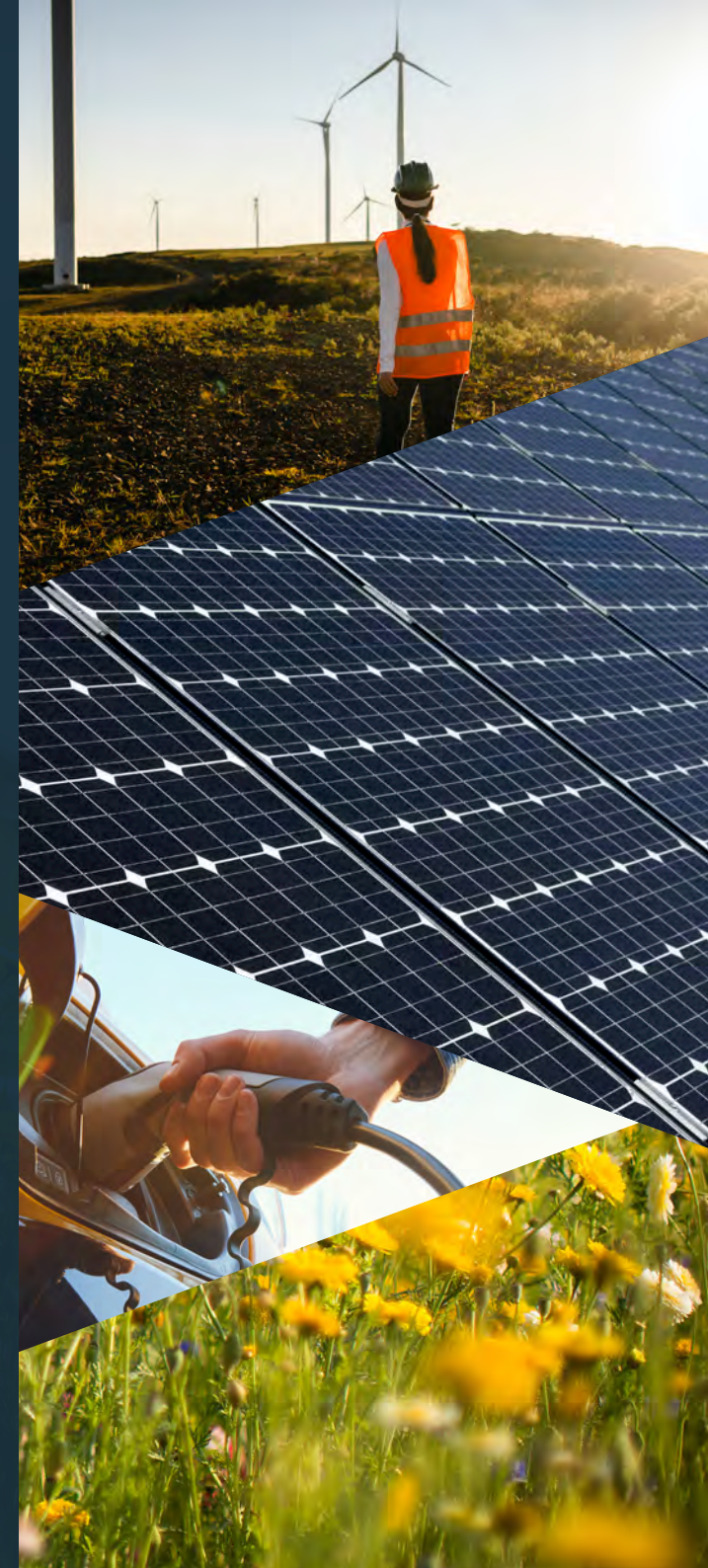
Use of locally sourced recycled and natural products where possible



High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices



Construction waste minimised by recycling, reducing road miles and land fill



SHEFFIELD 10 MILES

MI J36

LEEDS 25 MILES

BARNSELY 5 MILES

A6135

GATEWAY 36
PHASE 2
AVAILABLE NOW

UNIT 4
UP TO 138,815 SQ FT

A61

DUNKIN' DONUTS KFC

ESCO

TALURIT

GREENE KING
BUY ST EDWARDS

Environment Agency

McDonald's

UNIT 7
255,000 SQ FT

UNIT 6
75,000 SQ FT

LET TO
Currys PC World

UNIT 5
60,000 SQ FT

Speculative Development
Completing Q3 2023

GATEWAY 36
PHASE 1
COMPLETED

UNIT 2
49,500 SQ FT

UNIT 1D
10,000 SQ FT

UNIT 1A
UNDER OFFER

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 Sheffield Airport, East Midlands Airport, Leeds Bradford Airport and Manchester Airport.

Gateway 36 is 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 also has 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

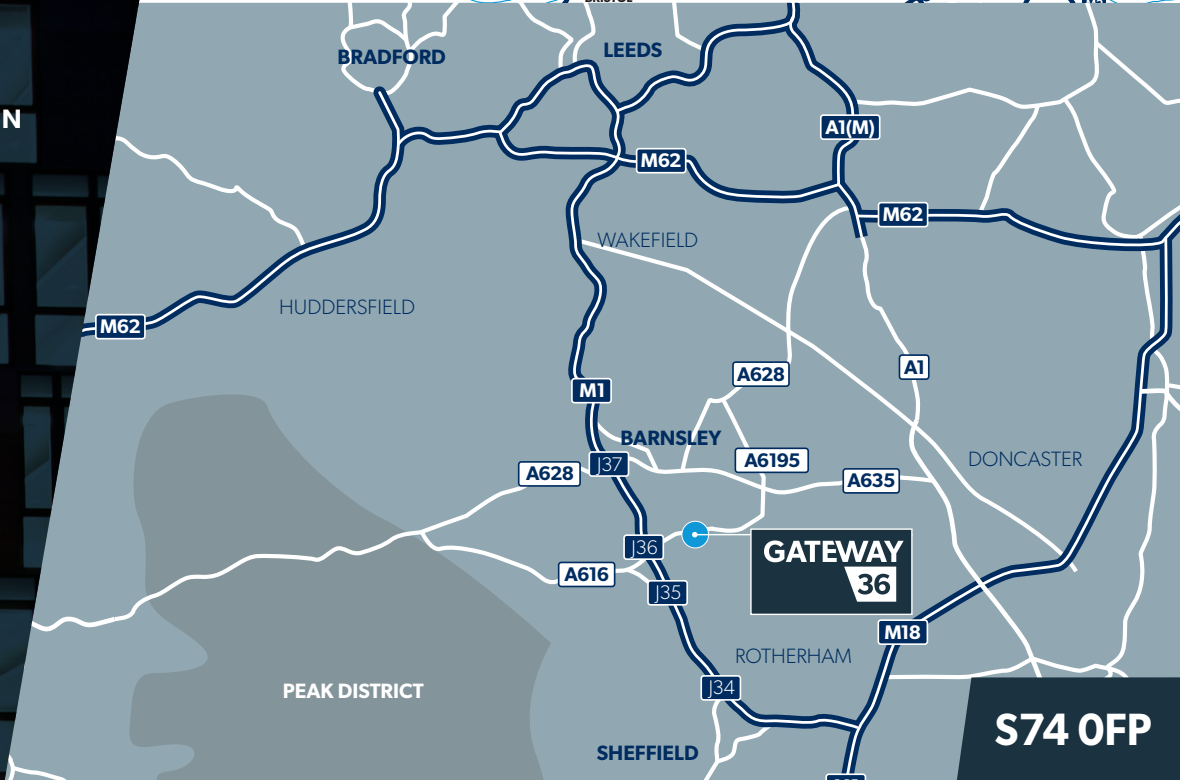
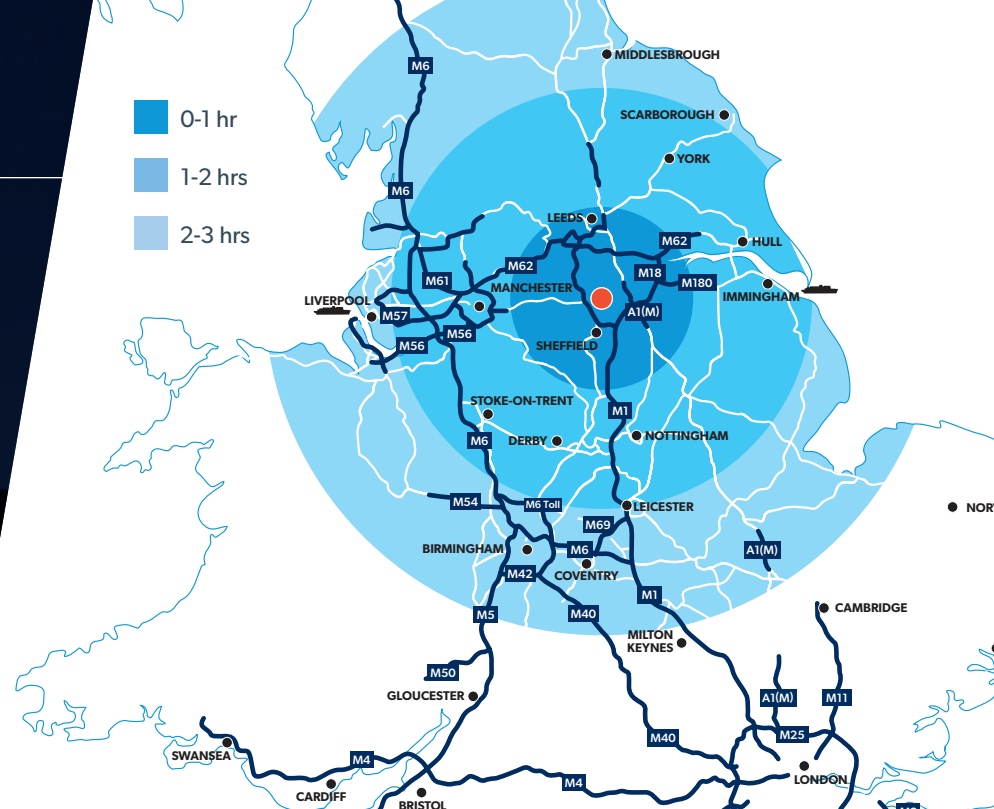
GREAT BRITAIN
13.0%

YORKS. & HUMBER
16.9%

BARNSELY
23.4%

Source: ONS ASHE 2021

Source: ONS Business Register and Employment Survey 2021



S74 OFF

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HOYLAND
BARNSELY
S74 0FP

36

BARNSELY

TO LET/FOR SALE UNIT 4

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
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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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