

READY FOR IMMEDIATE OCCUPATION

BARNSELEY

340  
J36 M1

LESS THAN 1 MILE  
FROM J36 M1

1 FIRETHORN WAY, HOYLAND,  
BARNSELEY S74 9FB

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



[BARNSELEY340.CO.UK](http://BARNSELEY340.CO.UK)



BARNSLEY  
340  
J36 M1

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.



A NET-ZERO CARBON  
CONSTRUCTION IN A SOUGHT  
AFTER LOCATION

344,910 SQ FT  
PRIME LOGISTICS  
SPACE

BEST IN CLASS  
SPECIFICATION

UNDER 1 MILE  
FROM M1 J36

# BARNSELEY 340



### Schedule of accommodation (GIA):

BARNSELEY 340	SQ M	SQ FT
WAREHOUSE	29,130.74	313,560.7
UNDERCROFT	536.94	5,779.6
RECEPTION/AMENITY	282.3	3,038.6
HUB OFFICE (TWO STOREY)	520.03	5,597.5
1ST FLOOR OFFICE	768.13	8,268.1
2ND FLOOR OFFICE	779.46	8,390
GATEHOUSE	25.64	276
<b>TOTAL</b>	<b>32,043.23</b>	<b>344,910.4</b>

- 286 car parking spaces
- 18 EV parking spaces
- 34 Dock Loading Doors
- 55 HGV Parking Spaces
- 2 Level Access Doors
- 2 Level Access Doors
- Uniform 50m yard depth
- Substation
- 15 accessible spaces
- 14 EV parking spaces
- 6 PTW parking spaces
- 10 PTW parking spaces
- 50 KN/M<sup>2</sup> FLOOR LOADING
- 2 STOREY HQ STYLE OFFICES
- SECURITY GATEHOUSE
- POTENTIAL CAPACITY OF 51,984 WIDE AISLE PALLET LOCATIONS\*
- POTENTIAL CAPACITY OF 68,880 NARROW AISLE PALLET LOCATIONS\*
- 1.8 MVA POWER



\*Pallet positions based on indicative racking layout only



# ENHANCED SPECIFICATION

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:

**BREEAM**<sup>®</sup>



RATING: EXCELLENT



EPC 'A' RATING



## OPTIMISING NATURAL LIGHT

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



## RECYCLED & RECYCLABLE

Our building material choices look to reduce waste and contribute to a greener world.



## 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 immediate and future use.



## REDUCING WATER USAGE

We use rainwater harvesting for in-toilet flushing and other non-potable applications.



## CUTTING COSTS, NOT CORNERS

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



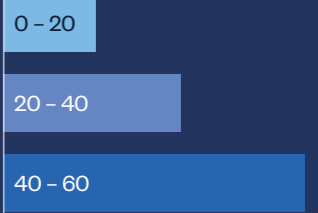
## EXCEEDING REQUIREMENTS

Firethorn Trust is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.



BARNLEY  
340

Drive time (minutes)



Barnley 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 Barnley's population is employed in manufacturing and logistics.

## WHY BARNLEY?



**£541**

**BARNLEY AVERAGE WAGE**

YORKSHIRE AND THE HUMBER  
£564

GB AVERAGE £612.80



**7.9M**

**PEOPLE LIVING WITHIN AN HOUR'S DRIVE**



**23.4%**

**BARNLEY POPULATION WORKING IN MANUFACTURING & LOGISTICS**

GB AVERAGE 13%

## POINTING BUSINESSES IN THE RIGHT DIRECTION

Enterprising Barnley, funded by Barnley 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 SOUTH  
PETERBOROUGH**  
Three warehouse / logistics units of  
95,949, 141,866 and 242,992 sq ft



**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.



RAIL FREIGHT



# BARNLEY 340

1 FIRETHORN WAY,  
HOYLAND, BARNLEY  
S74 9FB



SAT NAV: S74 9FB



WHAT3WORDS: ///reveal.sunset.guides



J36 M1



## LOCATION

Just 11 miles north of Sheffield and 26 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.

Ideally situated less than one mile from Junction 36 of the M1 in the South Yorkshire town of Barnsley, the scheme offers easy access to the UK motorway network, putting logistics companies in prime position for growth.

Businesses have been quick to seize 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.

ROADS	MILES	MINS	CITIES	MILES	MINS	PORT/AIRPORT	MILES	MINS
M1 J36	0.8	2	BARNLEY	6.5	12	DONCASTER SHEFFIELD AIRPORT	23	35
A1(M) J37	12	20	SHEFFIELD	10	20	LEEDS BRADFORD AIRPORT	35	50
M1 J32 (M18)	16	20	DONCASTER	16	30	EAST MIDLANDS AIRPORT	58	60
M62 J29	19.5	22	LEEDS	26	30	MANCHESTER AIRPORT	43	70
M1/M62 INTERCHANGE	20	25	YORK	47	55	IMMINGHAM PORT	70	90
			MANCHESTER	37	60	PORT OF HULL	70	90
			LIVERPOOL	75	95			
			BIRMINGHAM	90	90			
			LONDON	171	195			



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