



ARROW POINT

BARNSELY M1 / J36

S74 0FN

AVAILABLE NOW FOR IMMEDIATE OCCUPATION

**ARROW 265 LAST REMAINING UNIT
OF 266,044 SQ FT**

arrowpointbarnsley.co.uk



STRATEGICALLY
LOCATED ADJACENT
TO J36 OF THE M1



TWO LOGISTICS UNITS
OF 186,492 SQ FT
AND 266,044 SQ FT



AVAILABLE
IMMEDIATELY



SHEFFIELD

M1

ARROW POINT
Arrow 265

UNIT 2A & B
ENTRANCE

EVRI
The new Hermes

gem
IMPORTS LTD

J36

BARNSELY & LEEDS







M1

OLYMPUS WAY

Located immediately adjacent to Junction 36 of the M1 Motorway, Arrow Point Barnsley offers direct access into Barnsley, Wakefield and Leeds to the North; and access to Sheffield, and the wider East Midlands in the South.

UNIT SPECIFICATION

Arrow 265	SQ M	SQ FT
Warehouse	23,289	250,686
Transport Office	190	2,044
Office	1,237	13,314
TOTAL	24,716	266,044

	26 Dock Level Loading Doors		61 HGV Parking Spaces
	2 Level Access Loading Doors		169 Car Parking Spaces
	15M Clear height		2.1 MVA Power



LOCATION & DRIVE TIMES



Labour pool of **2 million** people within **30 minute** drive.

Lower Labour Costs for South Yorkshire;



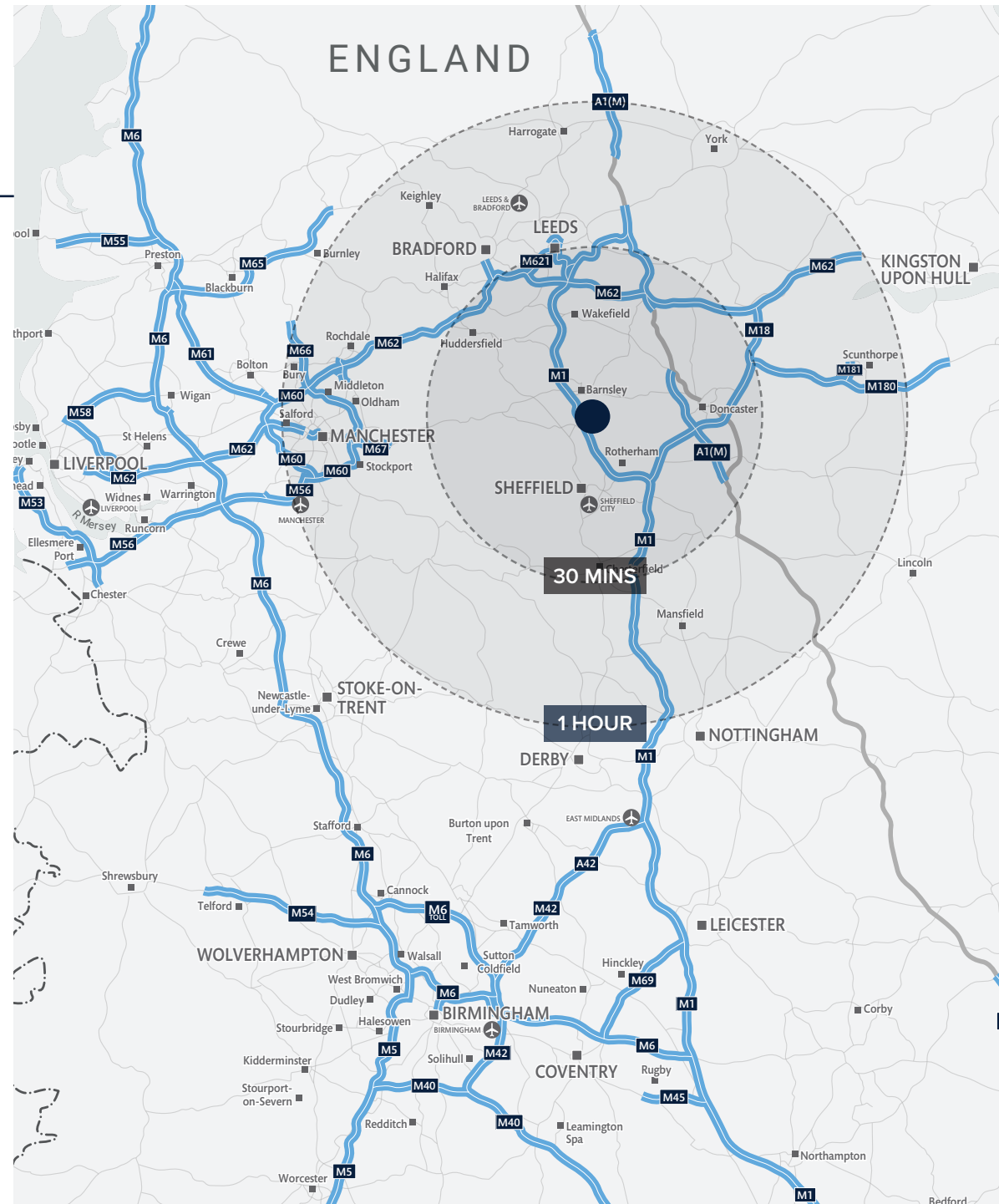
Average Gross Weekly Pay
 South Yorkshire - **£549.70**
 UK Wide - **£586.70**

Source: ONS ASHE 2020



Its location is further enhanced by ease of access to the Ports at Liverpool and Hull, as well as Leeds Bradford and East Midlands airports.

Barnsley	7.5 miles	16 mins
Sheffield	10 miles	28 mins
Leeds	26 miles	34 mins
Manchester	36 miles	1 hr 04 mins
Birmingham	95 miles	1 hr 41 mins
Central London	172 miles	3 hr 23 mins
Port of Liverpool	76 miles	1 hr 54 mins
Port of Hull	76 miles	1 hr 25 mins
M1 / J36	0.7 miles	2 mins
M18 / J1	15.5 miles	18 mins
M62 / J29	19.5 miles	21 mins
A1 / J37	13.5 miles	31 mins
Leeds / Bradford	33 miles	55 mins
East Midlands	57 miles	57 mins
Manchester	41 miles	1 hr 02 mins



SUSTAINABLE TRAVEL FOR EMPLOYEES

Cycling

Arrow Point benefits from excellent connectivity to cycle routes throughout Barnsley. The adjacent map highlights the routes to Elsecar Rail Station and Hoyland (Parkside Road).

The National Cycle Network also provides a mixture of traffic-free and on-road routes north towards Barnsley, and south towards Sheffield and Rotherham.

Bus Travel

Bus stops are located on the A6135 Sheffield Road, A61 Sheffield Road and Hoyland Road, as shown on the adjacent map.

These stops are served by a variety of services, offering connections to and from Barnsley town centre, Elsecar, Wombwell and Sheffield.

Rail Travel

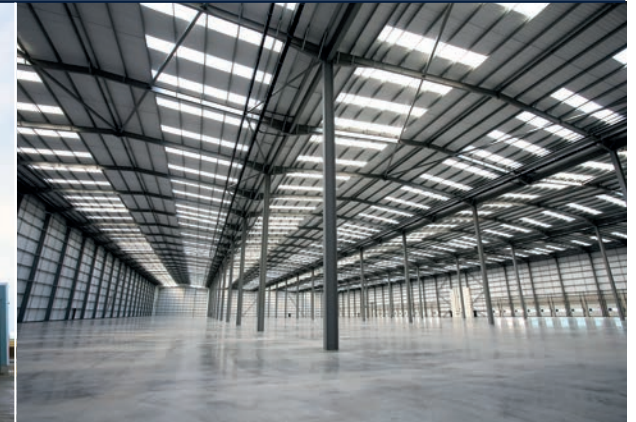
The nearest rail station is Elsecar. The station can be reached by bike (10-minute cycle) or by using the 66 bus service. The station offers direct services to and from Barnsley, Sheffield, and Leeds.



DEVELOPERS SPECIFICATION



- Total Scheme Power - 3.75 MVA
- 55m yards
- Clear height 12.5 - 15m
- Floor loading 50 kN/m²
- 15% Rooflights
- 2 double height dock doors per building
- Gatehouse



- Comfort cooling / heating to offices
- LED lighting
- Raised floors to open plan offices



- EPC rating A
- BREEAM Excellent
- Carbon Net Zero Embodied
- Air source heat pump technology
- Warehouse roofs are 'solar-ready' to enable 'Zero Carbon' to be met in the future
- Air Tightness to 1.5m³/hr/m²
- EV charging: 5% installed
20% passive





newlands
developments

Arrow
CAPITAL PARTNERS

DEVELOPMENT PARTNERS

Newlands Developments and Arrow Capital Partners are pleased to bring forward this opportunity.

Newlands Developments is a specialist industrial and logistics developer with a well known reputation in the market, built on a long history of success. Development Partners Newlands and Arrow Capital Partners bring forward land positions and deliver large scale and complex infrastructure.

Over the years, the Newlands management team have on average overseen development in excess of 3 million sq ft per annum for many well known and high profile multinational business. The Development is built on sound professional reputation and ethos.

www.newlandsuk.com

www.arrowcapital.co.uk

arrowpointbarnsley.co.uk



DEVELOPMENT PARTNERS

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