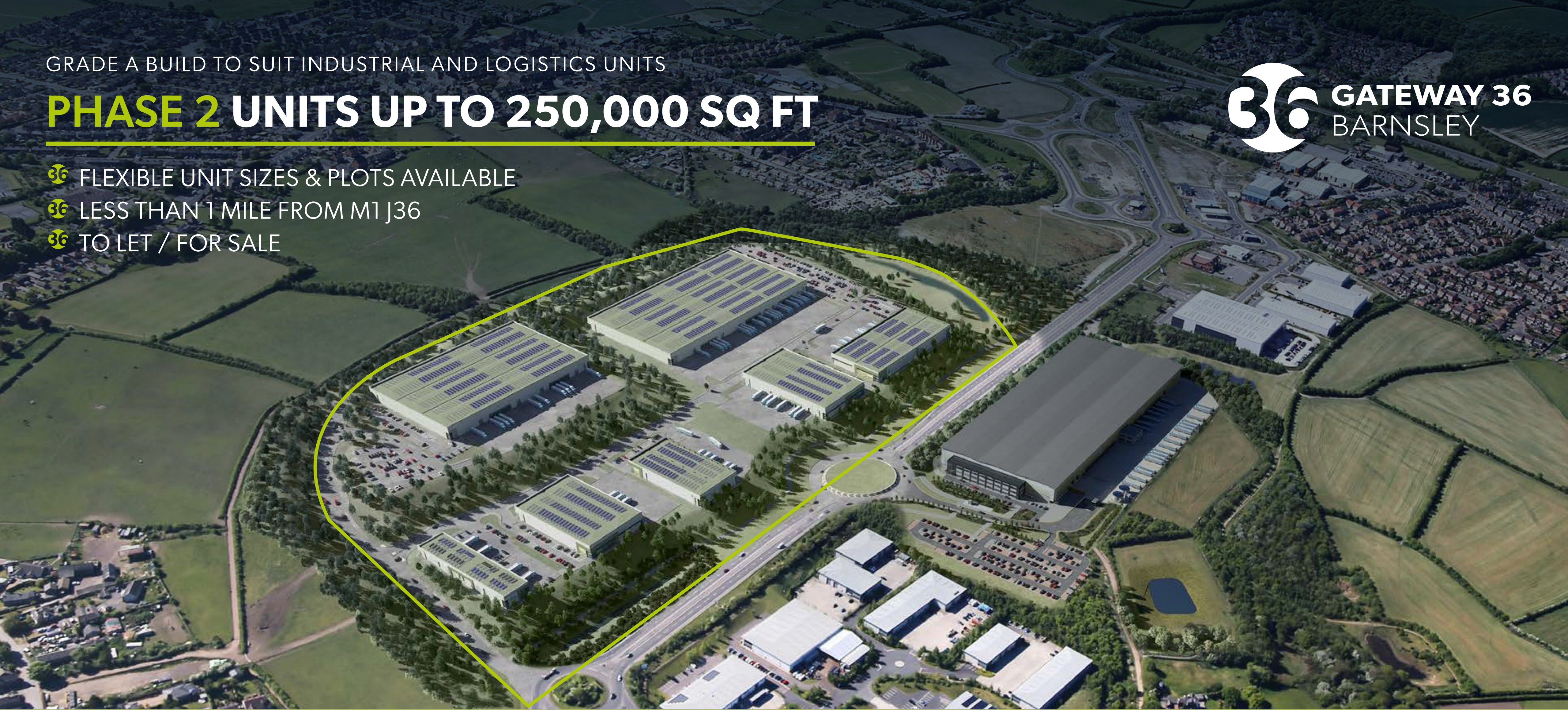


GRADE A BUILD TO SUIT INDUSTRIAL AND LOGISTICS UNITS

PHASE 2 UNITS UP TO 250,000 SQ FT



- 36 FLEXIBLE UNIT SIZES & PLOTS AVAILABLE
- 36 LESS THAN 1 MILE FROM M1 J36
- 36 TO LET / FOR SALE



M1 J36

Gateway 36, Newton Road, Hoyland, Barnsley S74 0FP

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Harworth

A new space for Barnsley

Phase 2 at Gateway 36 will provide a range of industrial and logistics units with excellent access to Junction 36 of the M1 motorway.

Following on from the successful Phase 1 development, which comprised a mix of industrial and logistics buildings together with a number of roadside uses and the Greene King Public House, Phase 2 will be developed over 51 acres to either side of the A6195 Dearne Valley Parkway.

The development will accommodate a range of units up to 250,000 sq ft, targeting a BREEAM 'Excellent' rating.

Units 1 - 3 of Phase 2 (comprising 'R-Evolution 36') have been constructed on a speculative basis. All units within this phase are now fully let.

Unit 4 - fully consented, serviced plot ready for immediate delivery. Units 5-7 are offered on a design and build basis. The building sizes are not fixed and can be tailored to suit the occupier's requirements.



You're in good company



UNIT 4

FULLY CONSENTED AND READY FOR IMMEDIATE DELIVERY.

SHEFFIELD 10 MILES

LESS THAN 1 MILE FROM M1 J36

M1 J36

A6135

A61

A6195

GATEWAY 36 BARNSELY
PHASE 2
BUILD TO SUIT
UNITS AVAILABLE

- 1. Screwfix
- 2. Costa
- 3. Starbucks
- 4. McDonalds
- 5. Dunkin Donuts
- 6. Taco Bell
- 7. Farmhouse Inns
- 8. Aldi
- 9. KFC

UNIT 7

UNIT 6

UNIT 5

LETO F&K

LETO BOXT

LETO Dunelm

GATEWAY 36 BARNSELY
PHASE 1 COMPLETED

GATEWAY 36 BARNSELY
PHASE 3 COMPLETED

SHORTWOOD BUSINESS PARK

A6195

LEEDS 25 MILES

BARNSELY 5 MILES

Site Plan

and accommodation schedule

The development has outline consent for up to 250,000 sq ft of Grade A Industrial and Logistics space. We have a team available to work with you to design and build a unit that suits your needs.

Accommodation	sq ft	sq m
UNIT 1 - LET TO DUNELM	20,437	1,899
UNIT 2 - LET TO BOXT	50,255	4,669
UNIT 3 - LET TO LUCY & YAK	38,500	3,577
UNIT 4	131,425	12,209
UNIT 5	60,900	5,658
UNIT 6	30,759	2,858
UNIT 7	155,000	14,400
UNIT 8	63,000	5,853

For more information please contact the agents.

ALTERNATIVE LAYOUTS ARE AVAILABLE UP TO 250,000 SQ FT

UNIT 4 FULLY CONSENTED AND READY FOR IMMEDIATE DELIVERY



Sustainability

Building for the future

Every Harworth development performs beyond statutory efficiency and consumption requirements.

The latest 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.



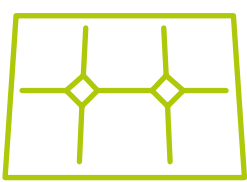
Minimum BREEAM rating 'Excellent'



Air source heat pumps



Target Net Zero



PV panels



EPC A



LED lighting



- ✓ Ready for net zero carbon in operation, contributing to your net zero journey
- ✓ Enhanced building fabric to exceed Building Regulations for energy efficiency
- ✓ Roof mounted photovoltaic array providing up to 100% power to the office space
- ✓ Building structure ready to accommodate photovoltaic array up to 100% of roof area
- ✓ 15% roof lights, reducing daytime lighting energy costs
- ✓ LED lighting as standard to minimise energy usage and reduce emissions
- ✓ High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices
- ✓ Rainwater harvesting and reuse to minimise metered water costs
- ✓ Water conserving sanitaryware
- ✓ Water leak detection to save water costs via pipe bursts
- ✓ Sustainable drainage to manage water quality and protect local watercourses
- ✓ EV charge points in the car park
- ✓ Use of locally sourced recycled and natural products where possible
- ✓ Construction waste minimised by recycling, reducing road miles and land fill



Location

Primed for regional and national reach



	Minutes	Miles
Motorways		
M1/J36	4	1
M18/J1	22	16
M62 /J29	23	20
M6 /J20	64	53
Towns and cities		
Sheffield	20	10
Leeds	32	26
Manchester	64	37
Liverpool	99	77
Sea Ports		
Port of Hull	87	71
Immingham Port	88	71
Airports		
Leeds-Bradford Airport	55	35
Manchester Airport	71	43
East Midlands Airport	72	57

HGV drive times

- 1.5 hours
- 3 hours
- 4.5 hours

Source: drivetimemaps.co.uk



About Harworth

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 15,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2027, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit: [harworthgroup.com](https://www.harworthgroup.com)

c15,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.3BN

POTENTIAL
GVA UPLIFT

34.6M

SQ FT OF
POTENTIAL
I&L SPACE



M1 / J36

Gateway 36, Newton Road,
Hoyland, Barnsley S74 0FP

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For further information, please contact:



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