



Kestrel Way, Barnsley S70 5SZ

Completion Q2 2026



BREEAM
'VERY GOOD'



LED LIGHTING
THROUGHOUT



SUPERFAST
BROADBAND

7 HIGH QUALITY INDUSTRIAL/
TRADE UNITS WITH OFFICES

Units from
3,010 sq ft up to **21,535** sq ft
(280 sq m up to 2,000 sq m)

A61

M1

Leeds / North →

← Sheffield / South

J36



kestrel
PARK

Overview

Kestrel Park is a brand new high quality industrial development strategically located at Junction 36 of the M1, on site now and due to complete in Q2 2026.

The Development comprises seven warehouse / industrial / trade units with offices built to a high specification and ranging in size from 3,010 - 21,535 sq ft.

With a prominent roadside position fronting the Dearne Valley Parkway, excellent transport links and access to key amenities, the units have been designed to offer high quality premises to meet modern occupier needs.



LABOUR SUPPLY
152,433 residents
of working age with
116,400 in employment



POPULATION
248,449 total



WAGE LEVELS
Lower average levels compared to
Yorkshire and Humber and UK averages

Source: ONS Nomis population estimate - Barnsley Council



Specification

Eaves heights: 8m to unit 1-4
6m to unit 5-7

Fully fitted offices

Ground level electric loading doors

Floor loading 35kN/M²

Superfast broadband

Site security fencing

Secure gated yards

Kitchenette

WC's & showers

ESG Credentials

Landscaped environment

Cycle shelters

LED lighting to warehouse/
internal areas

Solar PV panels

EV charging points

Breeam 'Very Good'

EPC - anticipated A rating

Accommodation

From the plans provided the premises provide the following gross internal floor areas:

Unit	GF Warehouse		GF Office		FF Office		Total GIA	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
1	7,630	709	1,218	113	1,173	109	10,021	931
2	13,255	1,231	1,750	163	1,690	157	16,695	1,551
3	13,015	1,200	1,538	152	1,517	141	16,070	1,493
4	17,560	1,631	1,995	185	1,980	184	21,535	2,000
5	4,615	429	1,050	97	1,000	93	6,665	619
6	2,335	217	675	63	-	-	3,010	280
7	2,745	255	670	63	-	-	3,415	318

Units from
3,010 sq ft up to 21,535 sq ft

UNIT 1

⚡ KVA 120
P PARKING 16

UNIT 2

⚡ KVA 180
P PARKING 24

UNIT 3

⚡ KVA 180
P PARKING 23

UNIT 6

⚡ KVA 40
P PARKING 7

UNIT 7

⚡ KVA 40
P PARKING 7

UNIT 5

⚡ KVA 80
P PARKING 9

UNIT 4

⚡ KVA 230
P PARKING 32



