

# 36 ROCKINGHAM

DEARNE VALLEY PARKWAY  
BARNSELY S74 0QA

NEW DEVELOPMENT OF 3 INDUSTRIAL / WAREHOUSE UNITS

26,824 - 55,244 SQ FT  
(2,492 - 5,132.4 SQ M)

READY FOR  
OCCUPATION  
Q2 2026



Located off  
Junction 36 M1



High profile  
roadside position



Ready for  
occupation  
Q2 2026



TO LET / FOR SALE



POOLS.KEPT.BEATS

# ROCKINGHAM 36

## MASTERPLAN

Rockingham 36 is a new development of three industrial/warehouse units ranging from 26,824 to 55,244 sq ft.

The units will be finished to a high specification and will be available for sale / to let on completion.

### UNIT 2

Warehouse	51,297 sq ft	4,765.6 sq m
First Floor Offices	3,948 sq ft	366.8 sq m
<b>Total GIA</b>	<b>55,244 sq ft</b>	<b>5,132.4 sq m</b>

- 50KN floor loading
- 9.5m haunch height
- 3 ground level loading doors
- 4 dock level loading doors
- First floor offices
- 40m yard
- 56 car parking spaces
- 2 EV charging points
- 500 kva



### UNIT 1

Warehouse	24,167 sq ft	2,245.1 sq m
First Floor Offices	2,658 sq ft	246.9 sq m
<b>Total GIA</b>	<b>26,824 sq ft</b>	<b>2,492 sq m</b>

- 50KN floor loading
- 8m haunch height
- 3 ground level loading doors
- First floor offices
- 31m yard
- 26 car parking spaces
- 2 EV charging points
- 275 kva

### UNIT 3

Warehouse	40,668 sq ft	3,778.2 sq m
First Floor Offices	2,805 sq ft	260.6 sq m
<b>Total GIA</b>	<b>43,473 sq ft</b>	<b>4,038.8 sq m</b>

- 50KN floor loading
- 9.5m haunch height
- 2 ground level loading doors
- 3 dock level loading doors
- 35m yard
- 45 car parking spaces
- 2 EV charging points
- 550 kva

OneBeyond  
EVRI

← Sheffield

M1

J36

36  
ROCKINGHAM

SCREWFIX

storefirst.com  
self storage

SMS

UC UNIVERSAL  
COMPONENTS

Dunelm

Tankersley Manor

STARBUCKS

bp  
COSTA  
COFFEE

TACO BELL  
McDonald's

Wet  
Yak

Leeds →

M1

CarSupermarket.com

RHL



## LOCATION

Rockingham 36 is located in a high profile roadside position fronting the Dearne Valley Parkway (A6135) only half a mile from Junction 36 of the M1.

The surrounding area is now an established commercial location and is home to occupiers including Evri, The Environment Agency, Talurit and CarSupermarket. The area is also home to a mix of trade and roadside occupiers including Screwfix, Howdens, Starbucks, Costa, BP, McDonalds and TacoBell.



BY ROAD	Distance	Time
Doncaster	5 miles	17 mins
Sheffield	12 miles	30 mins
Leeds	28 miles	34 mins
Wakefield	28 miles	34 mins
Manchester	36 miles	60 mins
London M25	149 miles	2hr 45 mins
Leeds Bradford Airport	35 miles	54 mins
Manchester Airport	43 miles	1hr 7 mins
Doncaster Railport	16 miles	33 mins
Port of Immingham	70 miles	1hr 15 mins
Port of Hull	77 miles	1hr 25 mins



**BARNSELY**  
Metropolitan Borough Council

Comprehensive business support is available through Barnsley MBC's award winning Enterprising Barnsley Team. This includes free guidance on access to finance, assistance with recruitment and training, as well as a range of long term business development initiatives. For more information please contact Enterprising Barnsley via [investment@barnsley.gov.uk](mailto:investment@barnsley.gov.uk)

## TERMS

The premises are available to let by way of a new lease on terms to be agreed. Alternatively the units are available for sale.

## EPC

Available on completion.

## VAT

All figures quoted are exclusive of VAT.

## ANTI MONEY LAUNDERING

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VIEWINGS & FURTHER INFORMATION

Rebecca Schofield

07776 172 123

[Rebecca.Schofield@knightfrank.com](mailto:Rebecca.Schofield@knightfrank.com)

Iain McPhail

07962 360297

[iain.mcphail@knightfrank.com](mailto:iain.mcphail@knightfrank.com)



0114 272 9750  
0113 246 1533  
[KnightFrank.co.uk](http://KnightFrank.co.uk)

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer, an invitation or a contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Knight Frank has no authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or document supplied or otherwise made available to any interested party or its advisers in connection with the Proposed Transaction. All and any such responsibility and liability is expressly disclaimed. (2) Images: Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a member of an international network of independent firms which may use the "Knight Frank" name and/or logos as part of their business name and operate in jurisdictions outside the United Kingdom. No "Knight Frank" entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other "Knight Frank" entity. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Knight Frank LLP registered office is 55 Baker Street, London, W1U 6AN, where you may look at a list of members' names (this can also be found at <http://www.knightfrank.co.uk/about-us>). Design by thedesignexchange.co.uk. April 2026.