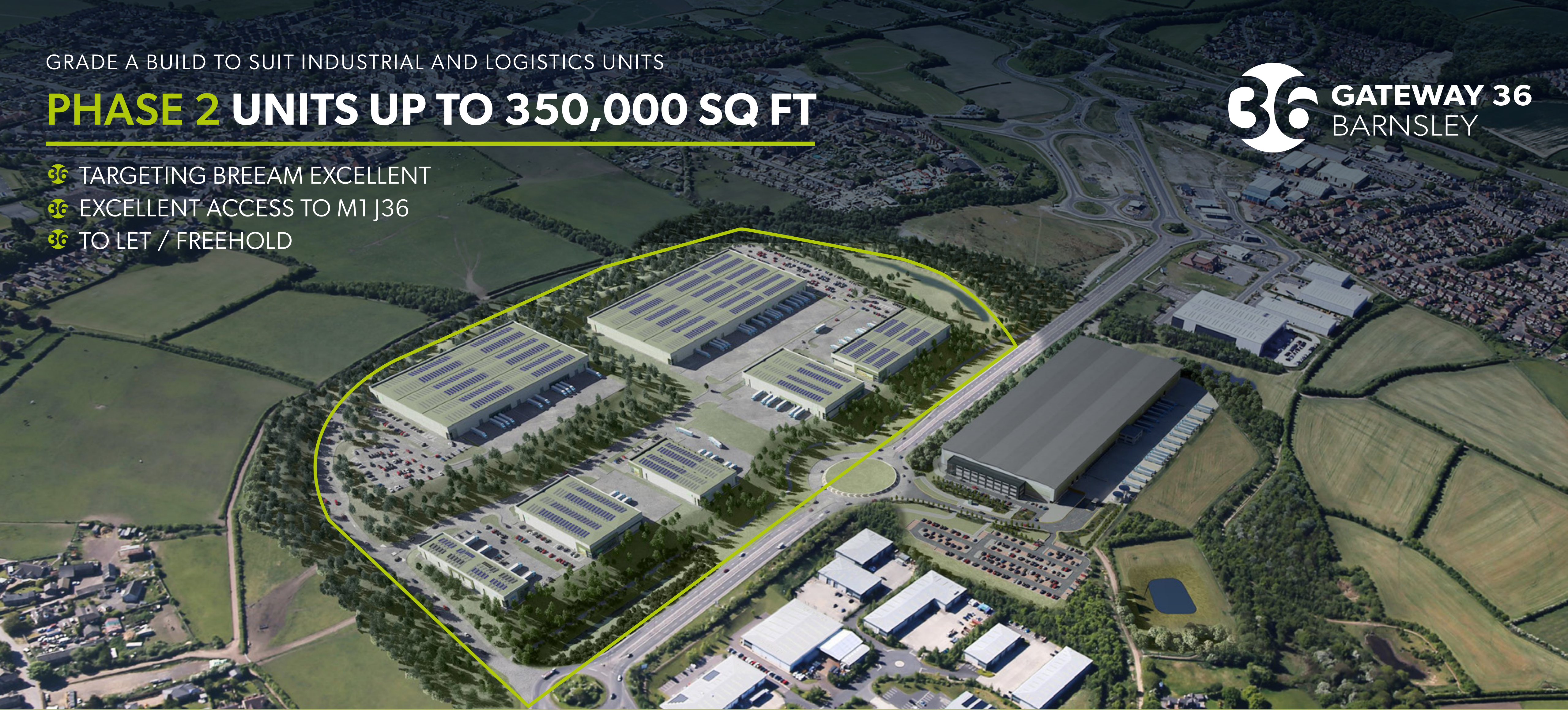


GRADE A BUILD TO SUIT INDUSTRIAL AND LOGISTICS UNITS

# PHASE 2 UNITS UP TO 350,000 SQ FT



- 36 TARGETING BREEAM EXCELLENT
- 36 EXCELLENT ACCESS TO M1 J36
- 36 TO LET / FREEHOLD



**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 350,000 sq ft, targeting a BREEAM 'Excellent' rating.

Units 1 - 3 of Phase 2 (comprising 'R-Evolution 36') have been constructed on a speculative basis. Only Unit 2 now remains available to let for immediate occupation.

Units 4 - 7 of Phase 2 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

SHEFFIELD 10 MILES

M1 J36

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

LEEDS 25 MILES

BARNSELY 5 MILES

**GATEWAY 36**  
BARNSELY  
**PHASE 2**  
NOW AVAILABLE

**GATEWAY 36**  
BARNSELY  
**PHASE 1**  
COMPLETED

**GATEWAY 36**  
BARNSELY  
**PHASE 3**  
COMPLETED

UNIT 7

UNIT 6

UNIT 5

UNIT 4

UNIT 2

LETO  
Y&K

LETO  
Dunelm

A6195

SHORTWOOD  
BUSINESS PARK

# Site Plan

## and accommodation schedule

Accommodation	sq ft	sq m
UNIT 1 - LET TO DUNELM	20,437	1,899
UNIT 2 - AVAILABLE TO LET NOW	50,255	4,669
UNIT 3 - LET TO LUCY & YAK	38,500	3,577
UNIT 4*	131,425	12,209
UNIT 5	63,000	5,852
UNIT 6	73,500	6,828
UNIT 7	280,500	26,059

### Terms

This is an indicative site plan.

Alternative layouts are available up to 440,000 sq ft.  
For more information please contact the agents.  
All unit sizes above include up to 10% office content.

\*Unit 4 is a fully consented plot which is serviced 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.



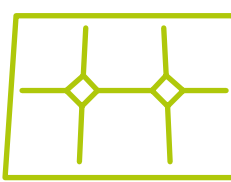
Minimum BREEAM rating 'Very Good'



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
<b>Motorways</b>		
M1/J36	4	1
M18/J1	22	16
M62 /J29	23	20
M6 /J20	64	53
<b>Towns and cities</b>		
Sheffield	20	10
Leeds	32	26
Manchester	64	37
Liverpool	99	77
<b>Sea Ports</b>		
Port of Hull	87	71
Immingham Port	88	71
<b>Airports</b>		
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 14,000 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)

**c14,000**

ACRES OF LAND

**c100**

SITES OWNED  
AND MANAGED

**£4.8BN**

POTENTIAL  
GVA UPLIFT

**37.7M**

SQ FT OF  
POTENTIAL  
I&L SPACE



**M1 / J36**

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

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**Harworth**