

M1/J36 BARNSELEY  
S70 5SZ

# GATEWAY

**FOR SALE / TO LET  
PHASE 2**

**INDUSTRIAL AND LOGISTICS UNITS  
FROM 5,000 SQ FT TO 300,000 SQ FT  
(464 SQ M TO 27,871 SQ M)**

**36**

BARNSELEY

A PROJECT BY  
**Harworth**



## ABOUT HARWORTH GROUP

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Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing c.18,000 acres across 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 great 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.

Following the success of Phase 1 of Gateway 36, we are now keen to bring further high-value employment to Barnsley whilst addressing the region's lack of high quality new commercial units.

For more information visit  
**[www.harworthgroup.com](http://www.harworthgroup.com)**

Harworth

M1/J36 BARNSLEY  
S70 5SZ

# GATEWAY

# 36

BARNSLEY



## OVERVIEW

**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, ground works have now commenced to Phase 2 which will be developed over 51 acres to either side of the A6195 Dearne Valley Parkway.

These works will create a number of individual development platforms to accommodate industrial and logistics units ranging from 5,000 sq ft to 300,000 sq ft. The initial earthworks will be completed by Summer 2021.

Units 5 – 10 of Phase 2 are offered on a design and build, and freehold land sale basis. Units 1 – 4 of Phase 2 will be constructed on a speculative basis. Please note that the building sizes are not fixed and can be tailored to suit the occupier's requirements.

GATEWAY  
36

PHASE 2  
AVAILABLE NOW

A6195



**SHEFFIELD** 10 MILES

**M1** J36

**A6135**

**A61**

Highway improvements  
already completed

**A6195**

Strong range of  
supporting uses nearby

**LEEDS** 25 MILES

**BARNLEY** 5 MILES

**GATEWAY**  
**36**

**PHASE 1**  
**COMPLETED**

**GATEWAY**  
**36**

**PHASE 2**  
**AVAILABLE NOW**

Shortwood  
Business Park

Indicative image CGI



## BUILDING ON THE SUCCESS OF PHASE 1

Phase 1 of Gateway 36, following the long-term remediation of the former Rockingham Colliery, was developed by Harworth from 2014. The first element, comprising three speculative industrial units totalling some 65,000 sq ft, was completed in 2016.

The successful long-term letting of these units to Esco GB, Talurit and the Environment Agency led Harworth to construct a further high quality industrial unit of some 75,000 sq ft, promoted as Helix, which has been let to Motor Depot.

Phase 1's prominence and proximity to the motorway has also seen the development of a Greene King Public House, and restaurant units for KFC, Taco Bell and Dunkin Donuts establishing Gateway 36 as a key commercial location.

Since the development of Phase 1 the supply of high quality motorway connected industrial and logistics space in the region is limited and Phase 2 Gateway 36 is intended to address this gap.



# GATEWAY 36

## PHASE 2 — AVAILABLE NOW

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### THE ABILITY TO DELIVER

As one of the UK's leading master developers, Harworth Group has the in-house technical ability to deliver units of all sizes to a range of occupiers. We are expert at treating all ranges of landforms to support development, whilst our building delivery function has delivered more than 1.5 million sq. ft of new commercial space in the past five years with partners including M&G Real Estate, McLaren Automotive and the UK Atomic Energy Authority. Our experience also means that we have long-term relationships with key building contractors and suppliers, with the result that we can often provide long-term competitive advantages for our clients.

We also have a strong long-term relationship with Barnsley Council and other key statutory stakeholders, allowing the business to effectively support any future planning applications that are required at Gateway 36 Phase 2.

### TERMS

We have a highly experienced design team in place to work with occupiers to provide design and build property solutions to meet individual occupiers specific needs on either a freehold or institutional leasehold basis. Alternatively, there are opportunities for plot sales. For further information, please contact the retained agents listed on the back page.

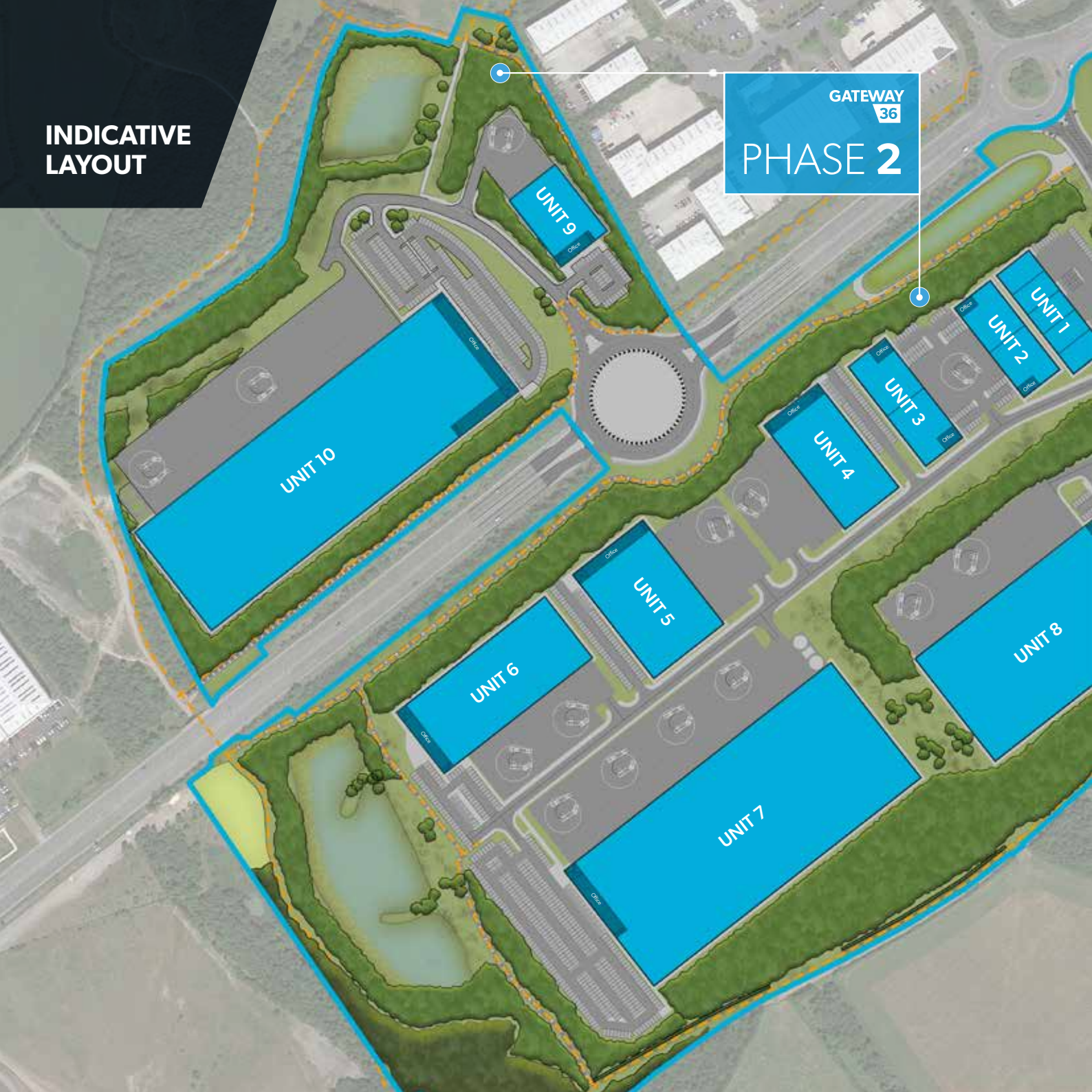




INDICATIVE  
LAYOUT

GATEWAY  
36

PHASE 2







## PLOT AVAILABILITY

### PHASE 2

This is an indicative site plan. Alternative layouts are available, including terraced units from 5,000 sq ft and single builds up to 300,000 sq ft.

For more information please contact the agents.

UNIT 1	28,600 sq ft	2,657 sq m
UNIT 2	28,600 sq ft	2,657 sq m
UNIT 3	33,000 sq ft	3,066 sq m
UNIT 4	50,600 sq ft	4,701 sq m
UNIT 5	66,000 sq ft	6,132 sq m
UNIT 6	82,500 sq ft	7,664 sq m
UNIT 7	280,500 sq ft	26,059 sq m
UNIT 8	170,500 sq ft	15,840 sq m
UNIT 9	27,500 sq ft	2,555 sq m
UNIT 10	275,000 sq ft	25,548 sq m

ABLE TO ACCOMMODATE UNITS FROM  
**5,000 SQ FT** UP TO **300,000 SQ FT**

## LOWER LABOUR COSTS THAN THE NATIONAL AVERAGE

GREAT BRITAIN

**£586.70**

GROSS WEEKLY PAY

YORKS. & HUMBER

**£538.90**

GROSS WEEKLY PAY

BARNSLEY

**£549.70**

GROSS WEEKLY PAY



Source: ONS ASHE 2020

## SKILLED AND GROWING WORKFORCE IN MANUFACTURING AND DISTRIBUTION

GREAT BRITAIN

**12.9%**

YORKS. & HUMBER

**16.5%**

BARNSLEY

**21.7%**



Source: ONS Business Register and Employment Survey 2019

## A GREAT PLACE TO WORK

Gateway 36 is close to a host of supporting retail uses for workers, including a range of coffee shops and restaurants, with the development also having extensive footpaths, water features and countryside right on its doorstep. Barnsley is also blessed with a multitude of green spaces nearby, whilst the Peak District National Park is less than 15 minutes drive away.



Background image: The Digital Media Centre in Barnsley

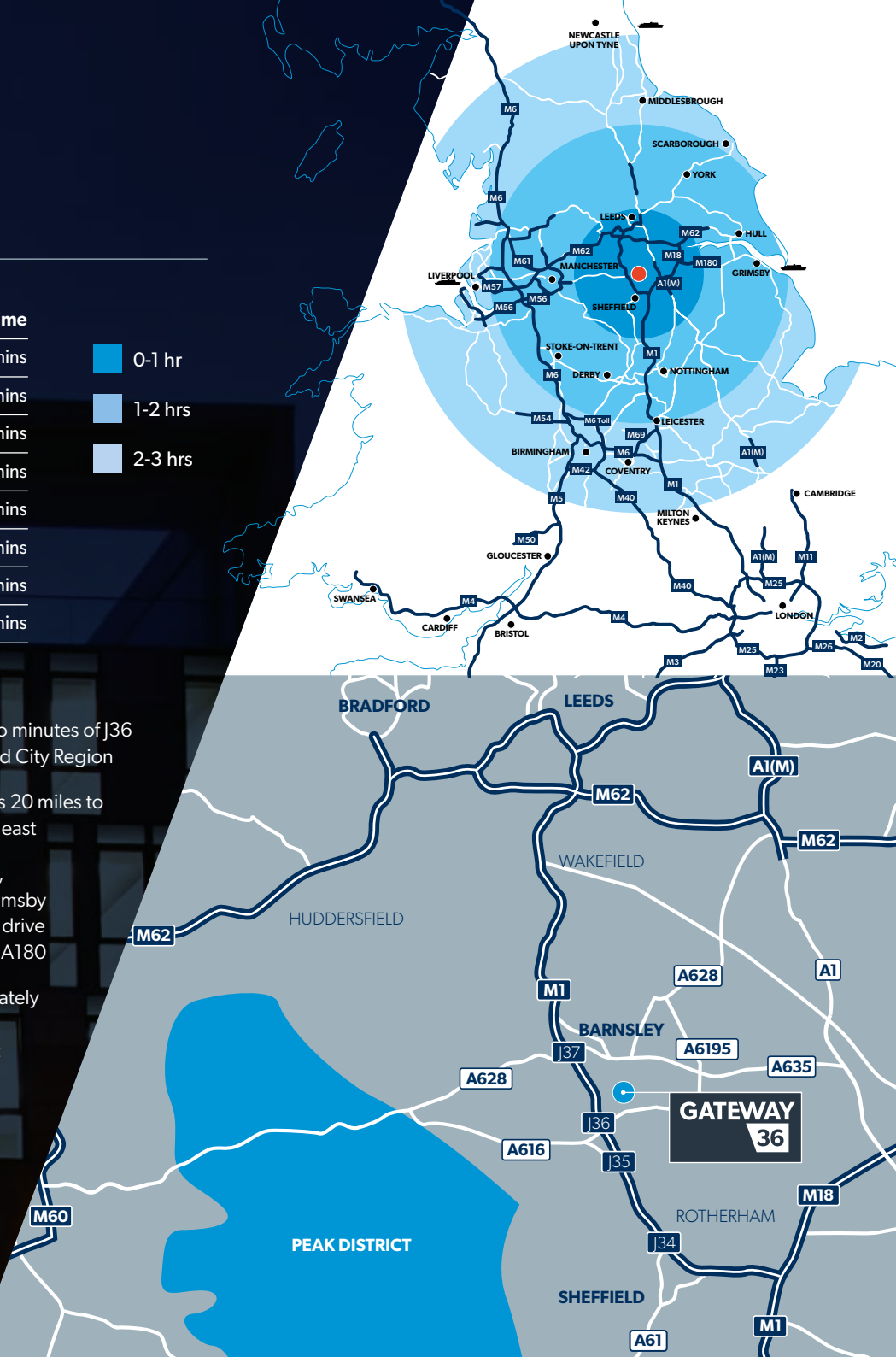


# LOCATION

Drive times	Distance	Time
Sheffield	10 miles	20 mins
Leeds	26 miles	32 mins
Manchester	37 miles	1 hr 4 mins
Manchester M6/J20	53 miles	1 hr 14 mins
Liverpool	77 miles	1 hr 49 mins
Immingham Port	71 miles	1 hr 28 mins
Port of Hull	71 miles	1 hr 27 mins
Birmingham	95 miles	1 hr 58 mins

Source: Lorry Route Planner

- Gateway 36 is ideally located within two minutes of J36 of the M1 within the heart of the Sheffield City Region
- Sheffield is 10 miles to the south Leeds is 20 miles to the north and Doncaster 17 miles to the east
- The deep water Humber Ports complex, comprising the ports of Hull, Goole, Grimsby and Immingham are within a one hour's drive by road, via the M62, A1(M), M180 and A180
- Doncaster Sheffield Airport is approximately 20 miles to the east and East Midlands, Leeds Bradford and Manchester Airport are all within easy reach
- Access to over 7 million people and 3 million households within a 1 hour drive



A PROJECT BY

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# Harworth

**GATEWAY**  
M1/J36 BARNSELEY  
S70 5SZ

**36**

## CONTACT & FURTHER INFORMATION

For further information and to arrange a viewing,  
please contact one of the joint selling agents on the numbers below.



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## ENTERPRISE BARNSELEY SUPPORT

Comprehensive support is available through Barnsley MBC's Enterprise Barnsley Team,  
including guidance on access to finance, recruitment and training.

For more information contact Enterprising Barnsley on 01226 787 535.

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