

M1/J36 BARNSELY  
S70 5SZ

# GATEWAY

**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**

BARNSELY

A PROJECT BY

**Harworth**

## ABOUT HARWORTH GROUP

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 15,000 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 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.

Following the success of Phase 1 of Gateway 36, we are now bringing forward 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**

Transform Regenerate Revitalise

# GATEWAY

# 36

BARNSLEY

## OVERVIEW

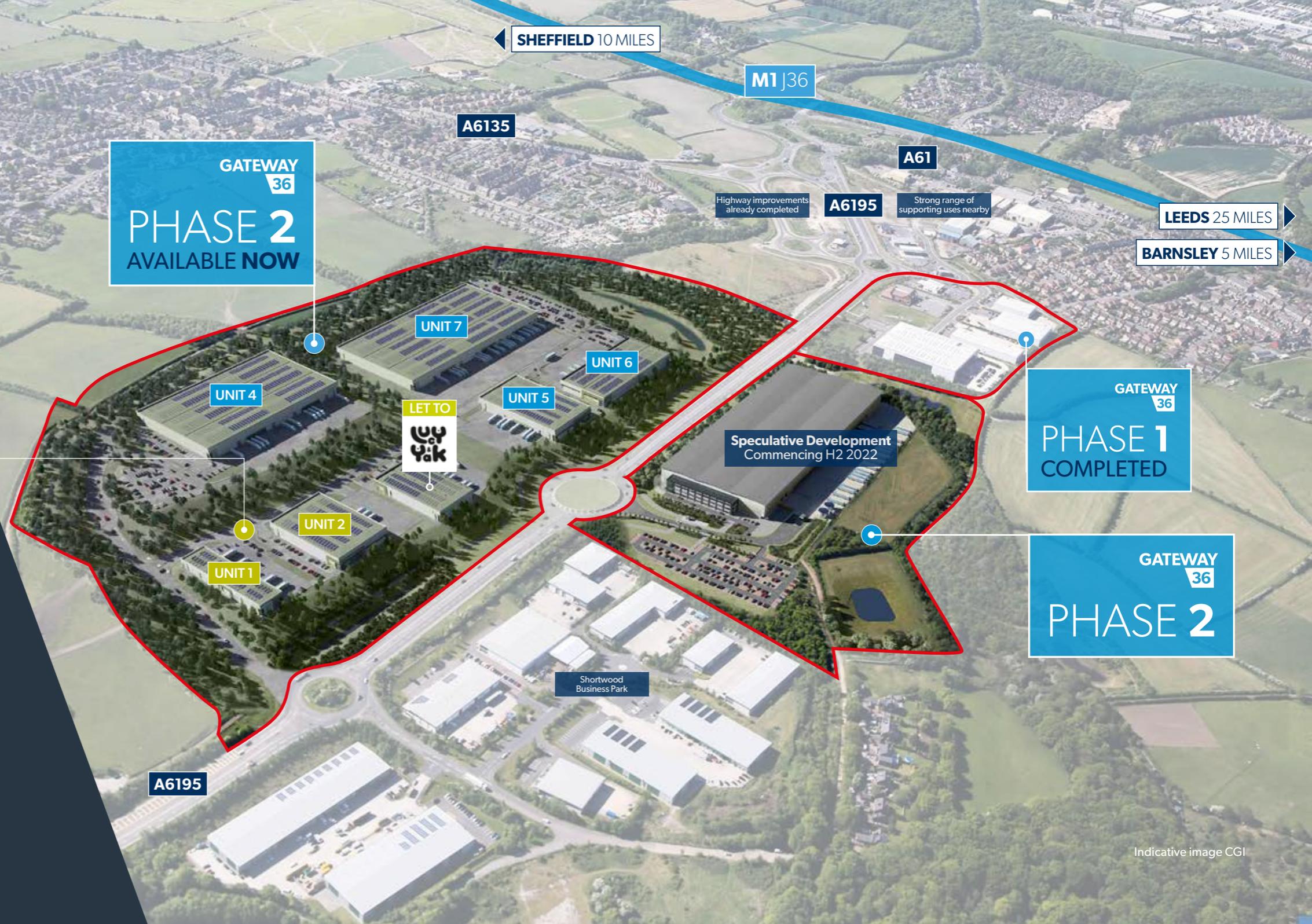
Phase 2 at Gateway 36 will provide a range of industrial and logistics units with excellent access to Junction 36 of the M1 motorway.

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, 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 from 5,000 sq ft to 300,000 sq ft with a minimum BREEAM rating of "Very Good".

Units 1 - 3 of Phase 2 (comprising 'R-Evolution 36') have been constructed on a speculative basis with units 1 and 2 available to let with 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.



GATEWAY 36  
**PHASE 2**  
AVAILABLE NOW

SHEFFIELD 10 MILES

M1 J36

A6135

A61

Highway improvements already completed

A6195

Strong range of supporting uses nearby

LEEDS 25 MILES

BARNSELY 5 MILES

GATEWAY 36  
**PHASE 1**  
COMPLETED

GATEWAY 36  
**PHASE 2**

Speculative Development  
Commencing H2 2022

LET TO  
Greene King

Shortwood  
Business Park

A6195

## 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 (CarSupermarket.com).

Phase 1's prominence and proximity to the motorway has also seen the development of a Greene King Public House, and restaurant units for McDonalds, 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.



## PHASE 2 — AVAILABLE NOW

### 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 an institutional leasehold basis. For further information, please contact the retained agents listed on the back page.

## INDICATIVE LAYOUT



## PLOT AVAILABILITY

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.

## PHASE 2

UNIT 1*	SPECULATIVE DEVELOPMENT	10,000 – 20,000 sq ft	1,858 sq m	
UNIT 2	SPECULATIVE DEVELOPMENT	49,500 sq ft	4,599 sq m	
UNIT 3	SPECULATIVE DEVELOPMENT	LET TO LUCY & YAK	38,500 sq ft	3,577 sq m
UNIT 4		138,815 sq ft	12,896 sq m	
UNIT 5		66,000 sq ft	6,131 sq m	
UNIT 6		82,500 sq ft	7,664 sq m	
UNIT 7		280,500 sq ft	26,059 sq m	

All unit sizes above include up to 10% office content.

\*can be sub-divided in to 4 units of 5,000 sq ft each

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

## BUILDING FOR A SUSTAINABLE FUTURE

EVERY HARWORTH BUILD 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.

**BREEAM**<sup>®</sup>

Target BREEAM  
'Excellent'

**A** 0-25

Target EPC 'A'



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

## CREATING A POSITIVE LEGACY IS IN OUR NATURE

HARWORTH WAS FOUNDED TO BUILD A POSITIVE ENVIRONMENTAL LEGACY. WE KNOW THAT PEOPLE AND NATURE CAN EXIST SIDE BY SIDE WHEN THEIR RELATIONSHIP IS CAREFULLY MANAGED.

We are industry leaders in regeneration. Our track record of turning around troubled sites, including the removal and mitigation of industrial contamination and the reintroduction of nature, is second to none.

Reflecting the unique ecological balance of each location, we implement a detailed and bespoke biodiversity enhancement and mitigation strategy.

This results in visibly greener developments with increased native planting and a higher proportion of space left to nature.



### Specific measures taken at Development Name include:



10% net gain to biodiversity



Diverse habitat creation, including woodland, scrub, hedgerows, wetland and grassland



Bird boxes, hibernation areas and log piles for insects and reptiles



Bat boxes and hop-overs (trees creating a continuous canopy over roads to create a path for bats)



Additional off site tree planting



Conservation activities at a local site of special scientific interest



## PARKS THAT APPEAL TO HEARTS AND MINDS

AT HARWORTH, WE PRIDE OURSELVES UPON OUR PLACE MAKING. WE MASTERPLAN WELCOMING LOCATIONS WHERE PEOPLE WANT TO WORK, HELPING OUR OCCUPIERS TO ATTRACT AND RETAIN STAFF.

Protecting our physical and emotional well-being is crucial. To that end, our developments introduce a sense of calm through generous landscaping and green amenity spaces. On larger schemes, trim trails and cycle paths are available for those wishing to exercise outdoors.

Peace of mind also comes from within, and Harworth buildings are all WELL accreditation ready. Featuring plenty of natural light within both the offices and warehouse, plus clean air circulation and views over green spaces, our buildings are great places to work.



Bicycle facilities included as standard



Site-wide travel plan of coordinated options for staff to access the park



High levels of natural light provision within the warehouse



High quality landscaped environment



Outdoor activities including footpaths, trim trails and cycleways



Green communal areas and break out spaces

**LOWER LABOUR COSTS THAN THE NATIONAL AVERAGE**

GREAT BRITAIN  
**£612.80**  
GROSS WEEKLY PAY

YORKS. & HUMBER  
**£564.00**  
GROSS WEEKLY PAY

BARNSELY  
**£541.00**   
GROSS WEEKLY PAY

Source: ONS ASHE 2021

**SKILLED AND GROWING WORKFORCE IN MANUFACTURING AND DISTRIBUTION**

GREAT BRITAIN  
**13.0%**

YORKS. & HUMBER  
**16.9%**

BARNSELY   
**23.4%**

Source: ONS Business Register and Employment Survey 2021

**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

 0-1 hr  
 1-2 hrs  
 2-3 hrs



A PROJECT BY  
**Harworth**

**GATEWAY**  
M1/J36 BARNSELY  
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.



**Rebecca Schofield**  
0114 253 7194  
07776 172 123  
rebecca.schofield@knightfrank.com



**Andrew Gent**  
0113 200 3981  
07793 551 634  
andrew.gent@gentvisick.com

**Paul Mack**  
0113 285 5981  
07921 933 636  
paul.mack@gentvisick.com

## ENTERPRISE BARNSELY 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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