

BRAND NEW GRADE A INDUSTRIAL AND LOGISTICS UNIT

# UNIT 2 50,255 SQ FT (4,689 SQ M)

- 36 LAST REMAINING UNIT
- 36 NEWLY CONSTRUCTED DETACHED INDUSTRIAL / WAREHOUSE PREMISES
- 36 AVAILABLE FOR IMMEDIATE OCCUPATION

evolution 36



AT  
**GATEWAY 36**  
BARNSELY



**M1 J36**

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

/// LIFE.DIME.TOOLS

**Harworth**

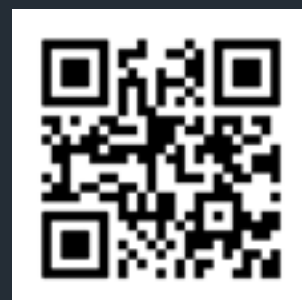
# A new space for Barnsley

**Unit 2 is a Grade-A specification industrial and logistics unit with immediate J36 M1 connectivity – 50,255 sq ft.**

Gateway 36 is a prime industrial and logistics location in Barnsley with R-Evolution 36 comprising four trade, industrial and logistics units built to Grade-A specification with excellent sustainability credentials.

Unit 2 is built as a single unit of 50,255 sq ft. Unit 2 is now the last remaining unit at R-Evolution 36 with Unit 1 let to Dunelm and Unit 3 let to Lucy & Yak.

[Click here](#) or scan code below to view site video



# You're in good company

SHEFFIELD 10 MILES

M1 J36

LEEDS 25 MILES

BARNSLEY 5 MILES

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

**GATEWAY 36**  
BARNLSLEY  
**PHASE 2**  
NOW AVAILABLE

**GATEWAY 36**  
BARNLSLEY  
**PHASE 1**  
COMPLETED

**GATEWAY 36**  
BARNLSLEY  
**PHASE 3**  
COMPLETED

**GATEWAY 36**  
**UNIT 2**  
AVAILABLE NOW

UNIT 7

UNIT 6

UNIT 5

UNIT 4

LETO  
Y&K

LETO  
Dunelm

A6195

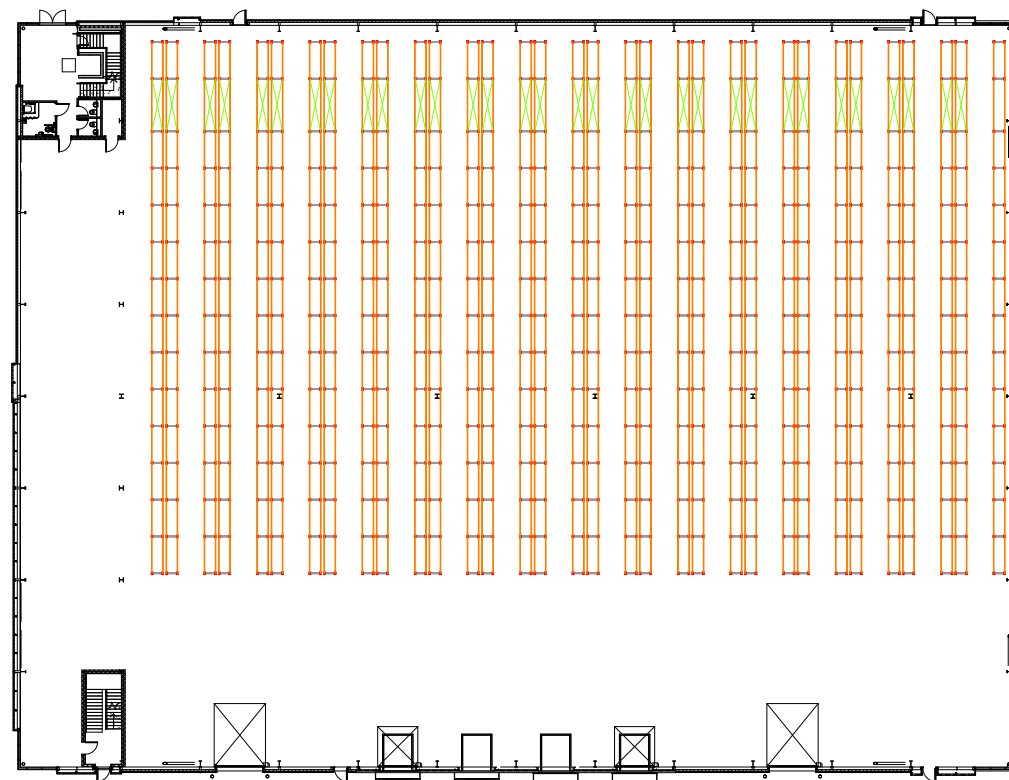
SHORTWOOD  
BUSINESS PARK

# Site Plan

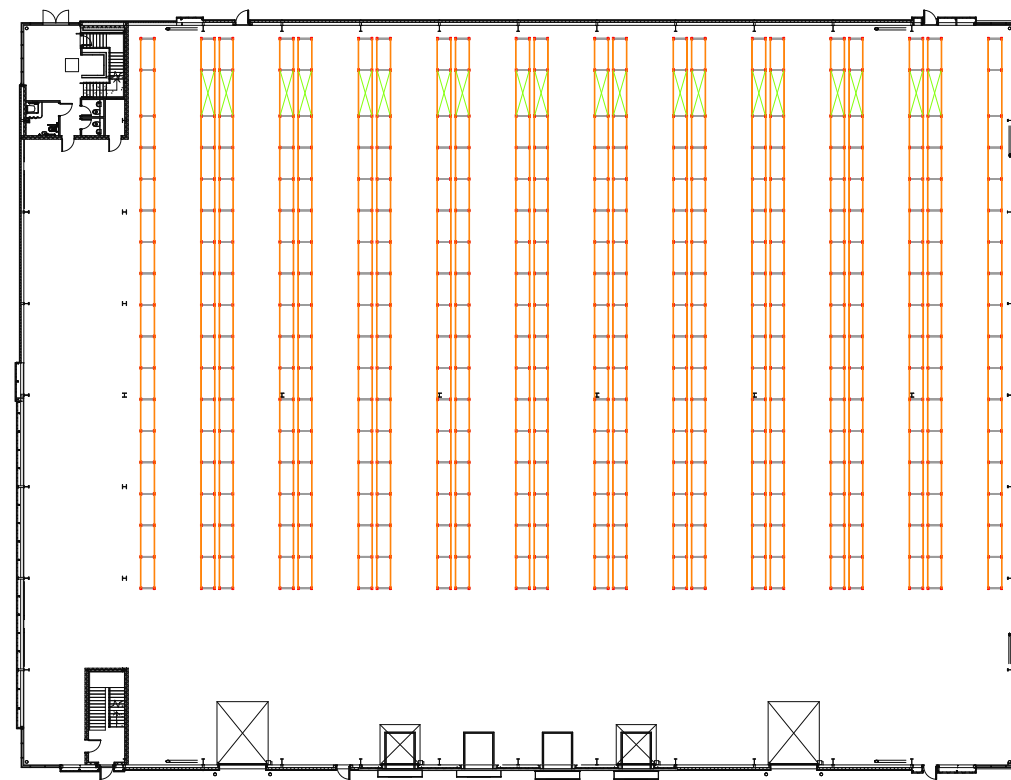
## and accommodation schedule

Accommodation	sq ft	sq m
GF and warehouse	45,760	4,251
First floor offices	4,495	418
<b>Total GIA</b>	<b>50,255</b>	<b>4,689</b>

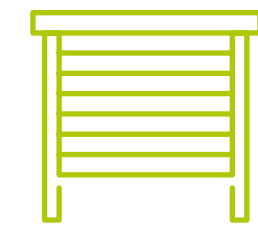
### Indicative Racking Layouts



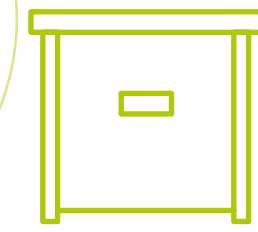
**Narrow Aisle**  
 PALLETS 1200 w x 1000 d x 1500 high  
 Total Qty Based on 6 high overall = 5454



**Wide Aisle**  
 PALLETS 1000 w x 1200 d x 1500 high  
 Total Qty Based on 6 high overall = 4440



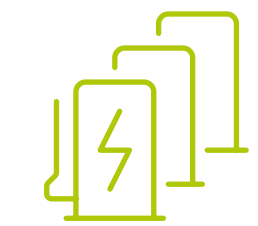
2 loading doors



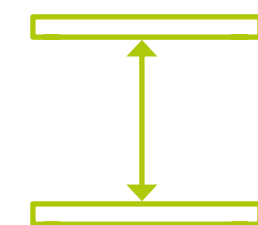
4 Dock loading doors



47 Car parking spaces



9 EV charging spaces



11m eaves height



### Terms

The unit is available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Further details are available on request by contacting the joint agents on the back page.

# Sustainability

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.



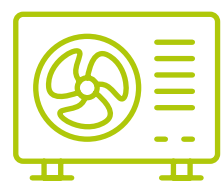
**BREEAM**  
**'Very Good'**



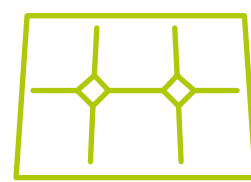
**Target Net Zero**



**EPC A**



**Air source  
heat pumps**



**PV panels**



**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
- ✓ 9 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



# 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

/// LIFE.DIME.TOOLS

## To arrange a viewing, please contact:



### TIM POWNER

SENIOR ASSET MANAGER

tpowner@harworthgroup.com

+44 7785 459 291

“

This 50,000 sq ft, brand new industrial and logistics unit at Gateway 36 is in an ideal location for national distribution. We look forward to welcoming you on site for a viewing.

### Tim Powner

Senior Asset Manager

[harworthgroup.com](https://www.harworthgroup.com)

Misrepresentation Act: Knight Frank and Savills for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Knight Frank and Savills has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. September 2024 – 05881-01 Thinkbdw.



Rebecca Schofield

rebecca.schofield@knightfrank.com

+44 7776 172 123



Tom Asher

tom.asher@savills.com

+447738 144 646

Matthew Ewin

matthew.ewin@savills.com

+447811 676 695

Harworth