

BRAND NEW GRADE A INDUSTRIAL AND LOGISTICS UNIT

UNIT 4 131,425 SQ FT (12,209 SQ M)



- 36 FULLY CONSENTED PLOT
- 36 AVAILABLE Q1 2026
- 36 1.2 MVA POWER SUPPLY AND PV INSTALLED AS STANDARD



M1 J36
Gateway 36, Newton Road, Hoyland, Barnsley S74 0FP

/// LIFE.DIME.TOOLS

Harworth

A new space for Barnsley

Gateway 36 is a prime industrial and logistics location in Barnsley with industrial and logistics units built to Grade-A specification with excellent sustainability credentials.

Unit 4 is a fully consented plot which is serviced and ready for immediate delivery.

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 inward investment team who are able to offer support to occupiers locating on the site.

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 4

UNIT 7

UNIT 6

UNIT 5

UNIT 2
AVAILABLE NOW

LETO
Y&K

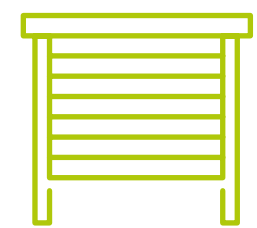
LETO
Dunelm

SHORTWOOD
BUSINESS PARK

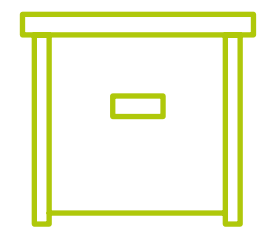
Site Plan

and accommodation schedule

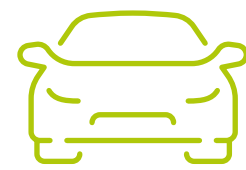
Accommodation	sq ft	sq m
Ground Floor	124,600	11,575.7
First Floor Offices	6,825	634.1
Total GIA	131,425	12,209.8



2 loading doors



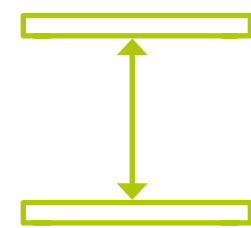
12 dock loading doors



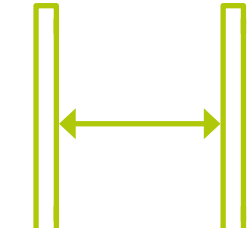
160 car parking spaces



22 EV charging spaces



12.5m eaves height



50m yard depth



GATEWAY 36 | BARNSELEY S74 OFP

Click here or scan the QR code to view racking layout options



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.

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.



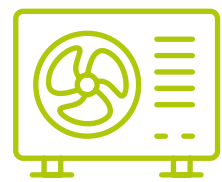
Target BREEAM
'Excellent'



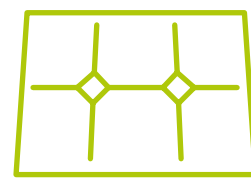
Target Net Zero



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

For further information, please contact:



TIM POWNER

SENIOR ASSET MANAGER

tpowner@harworthgroup.com

+44 7785 459 291

“

Harworth are excited to be delivering this 131,000 sq ft unit at Gateway 36, Barnsley. An ideal location for regional and national distribution, only one mile from M1 J3.

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 – 05881-04 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