

BRAND NEW GRADE A INDUSTRIAL AND LOGISTICS UNIT

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



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



M1 J36

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

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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

A6135

A61

A6195



PHASE 2
NOW AVAILABLE

- 1. Screwfix
- 2. Costa
- 3. Starbucks
- 4. McDonalds
- 5. Dunkin Donuts

- 6. Taco Bell
- 7. Farmhouse Inns
- 8. Aldi
- 9. KFC

36
UNIT 4

UNIT 7

UNIT 6

UNIT 5

LET TO
F&K

UNIT 2
AVAILABLE NOW

LET TO
Dunelm

A6195

SHORTWOOD
BUSINESS PARK



PHASE 1
COMPLETED



PHASE 3
COMPLETED

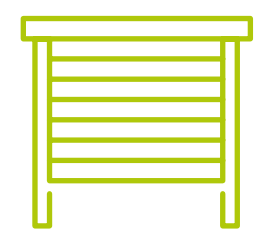
LEEDS 25 MILES

BARNSELY 5 MILES

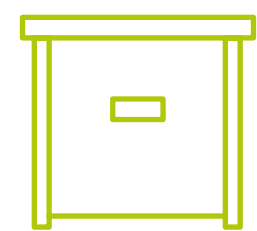
Site Plan

and accommodation schedule

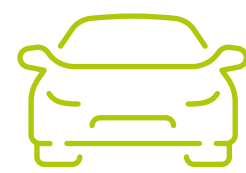
Accommodation	sq ft	sq m
Ground Floor	124,600	11,575.7
First Floor Offices	6,825	634.1
Total GIA	131,425	12,209.8



2 loading doors



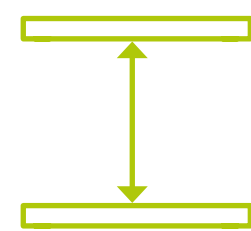
12 dock loading doors



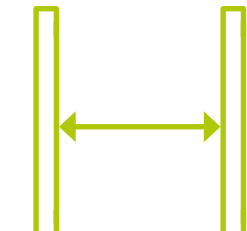
160 car parking spaces



22 EV charging spaces



12.5m eaves height



50m yard depth



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'



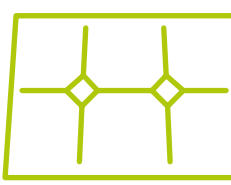
Target Net Zero



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

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**For further information,
please contact:**



GEMMA BLACKER

CUSTOMER DEVELOPMENT AND LEASING MANAGER

gblacker@harworthgroup.com

+44 7729 095 290

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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.

harworthgroup.com

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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

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