

TO LET UNIT 2

**50,255** SQ FT

NEWLY CONSTRUCTED DETACHED INDUSTRIAL / WAREHOUSE PREMISES  
AVAILABLE FOR IMMEDIATE OCCUPATION

**LAST REMAINING UNIT**

**R**-evolution

M1/J36 BARNSELY  
S74 OFF

AT GATEWAY 36  
BARNSELY

**36**

A PROJECT BY

**Harworth**



## OVERVIEW

**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.



VIEW  
SITE  
VIDEO





## BUILDING FOR A SUSTAINABLE FUTURE

EVERY HARWORTH BUILD PERFORMS BEYOND STATUTORY EFFICIENCY AND CONSUMPTION REQUIREMENTS.

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.

# BREEM<sup>®</sup>

'Very Good'

**A** 0-25

EPC 'A'



Ready for net zero carbon in operation, contributing to your net zero journey



Rainwater harvesting and reuse to minimise metered water costs



Enhanced building fabric to exceed Building Regulations for energy efficiency



Water conserving sanitaryware



Roof mounted photovoltaic array providing up to 100% power to the office space



Water leak detection to save water costs via pipe bursts



Building structure ready to accommodate photovoltaic array up to 100% of roof area



Sustainable drainage to manage water quality and protect local watercourses



15% roof lights, reducing daytime lighting energy costs



9 EV charge points in the car park



LED lighting as standard to minimise energy usage and reduce emissions



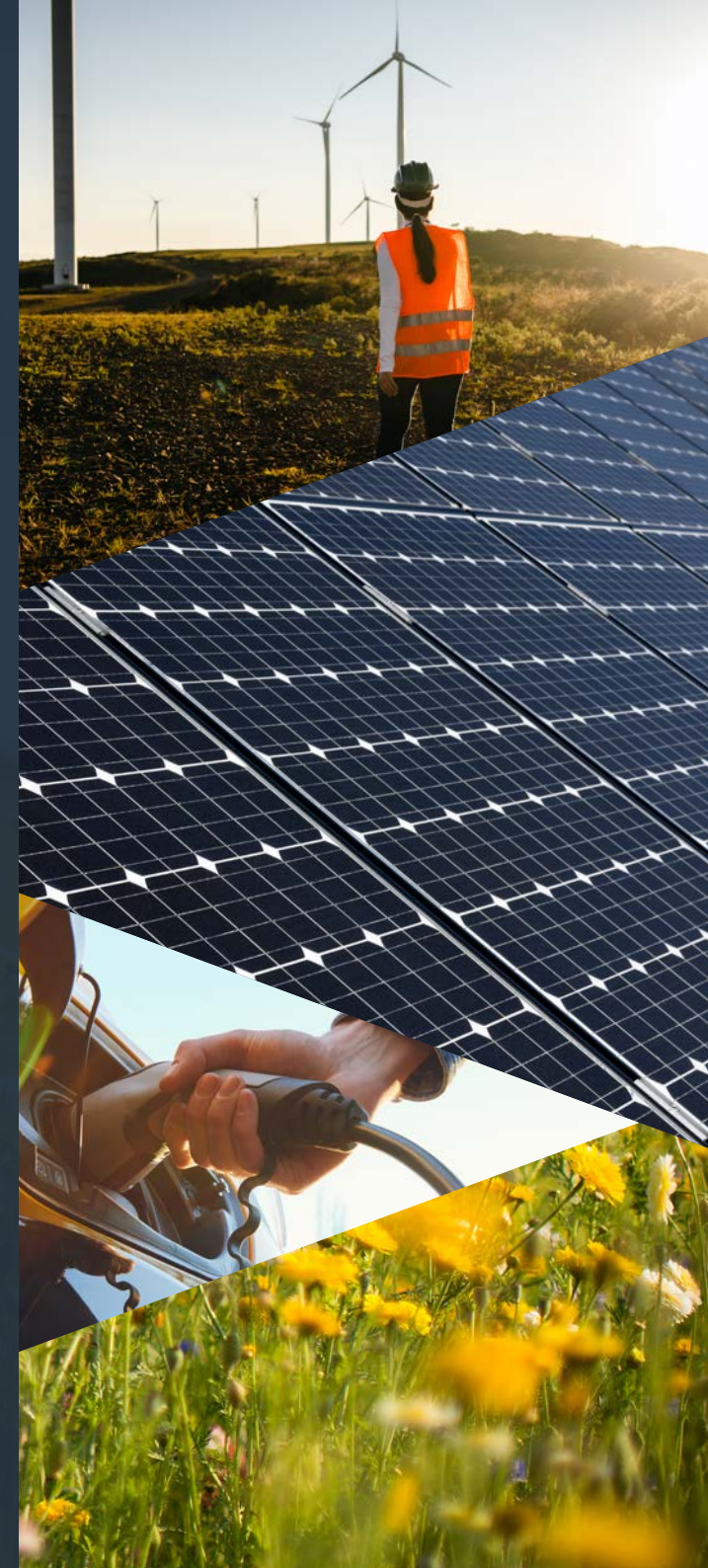
Use of locally sourced recycled and natural products where possible



High efficiency Air Source Heat Pumps (ASHP) heating and cooling the offices



Construction waste minimised by recycling, reducing road miles and land fill





## INDICATIVE LAYOUT



## MASTERPLAN & UNIT AVAILABILITY

### UNIT 2

50,255 SQ FT

 **11m**  
EAVES HEIGHT

 **2**  
LOADING DOORS

 **4**  
DOCK DOORS

 **40m**  
YARD DEPTH

 LARGE SECURE YARD  
AND LOADING AREAS

 **47**  
CAR PARKING SPACES

 **9**  
EV CHARGING POINTS

### TERMS

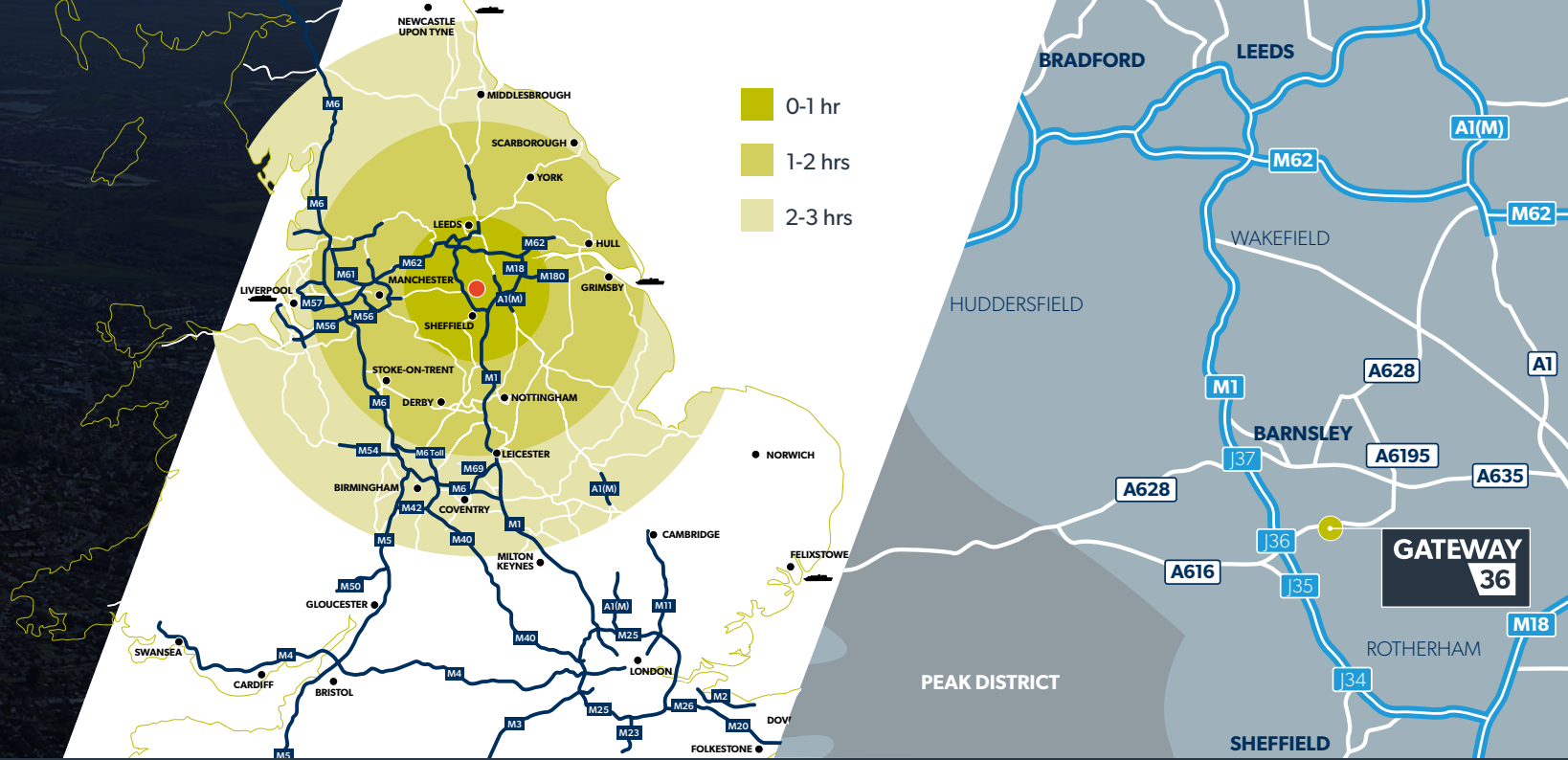
The units will be available by way of a new Full Repairing and Insuring Lease on terms to be agreed. Further details are available on request by contacting the joint agents on the back page.



## 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



## 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 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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