

BARNSLEY M1/J36

S74 OFN

TWO LOGISTICS UNITS 186,000 SQ FT AND 265,000 SQ FT

UNDER CONSTRUCTION
OCCUPATION Q4 2022

arrowpointbarnsley.co.uk







BARNSLEY M1 / J36



STRATEGICALLY LOCATED ADJACENT TO J36 OF THE M1



TWO LOGISTICS UNITS
OF 186,000 AND 265,000 SQ FT



CONSTRUCTION UNDERWAY
PRACTICAL COMPLETION OF UNITS Q4 2022

LOCATION & DRIVE TIMES



Labour pool of **2 million** people within **30 minute** drive.

Lower Labour Costs for South Yorkshire;



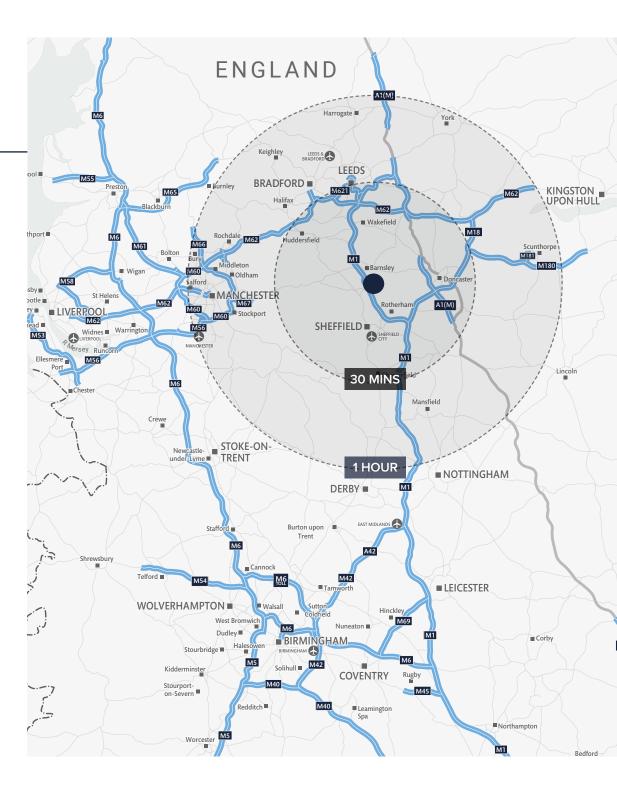
Average Gross Weekly Pay South Yorkshire - £549.70 UK Wide - £586.70

Source: ONS ASHE 2020



Its location is further enhanced by ease of access to the Ports at Liverpool and Hull, as well as East Midlands and Birmingham airports.

	Barnsley	7.5 miles	16 mins
	Sheffield	10 miles	28 mins
	Leeds	26 miles	34 mins
	Manchester	36 miles	1 hr 04 mins
	Birmingham	95 miles	1 hr 41 mins
	Central London	172 miles	3 hr 23 mins
$\mathring{\mathbb{T}}$	Port of Liverpool	76 miles	1 hr 54 mins
	Port of Hull	76 miles	1 hr 25 mins
*	M1 / J36	0.7 miles	2 mins
	M18 / J1	15.5 miles	18 mins
	M62 / J29	19.5 miles	21 mins
	A1 / J37	13.5 miles	31 mins
†	Doncaster / Sheffield	27 miles	30 mins
	Leeds / Bradford	33 miles	55 mins
	East Midlands	57 miles	57 mins
	Manchester	41 miles	1 hr 02 mins



UNIT SPECIFICATION

Arrow 265	SQ M	SQ FT
	23,226	250,000
Transport Office		2,000
Office	1,208	13,000
TOTAL	24,619	265,000



26Dock Level
Loading Doors



Level Access Loading Doors







61 HGV Parking Spaces



169 Car Parking Spaces



2.1 MVA Power

Arrow 186	SQ M	SQ FT
	15,979	172,000
Transport Office		2,000
Office	1,115	12,000
TOTAL	17,280	186,000



18 Dock Level Loading Doors





12.5M Clear height



43 HGV Parking Spaces



120 Car Parking Spaces



1.65 MVA



DEVELOPERS SPECIFICATION



- Total Scheme Power 3.75 MVA
- 55m yards
- Clear height 12.5 15m
- Floor loading 50 kN/m²
- 15% Rooflights
- 2 Eurodocks per building
- Gatehouse



- Comfort cooling / heating to offices
- LED lighting
- Raised floors to open plan offices



- Target EPC rating A
- BREEAM Excellent
- Carbon Net Zero Embodied
- Air source heat pump technology
- Warehouse roofs are 'solar-ready' to enable 'Zero Carbon' to be met in the future
- Air Tightness to 1.5m³/hr/m²
- EV charging: 5% installed 20% passive

















DEVELOPMENT PARTNERS

Newlands Developments and Arrow Capital Partners are pleased to bring forward this opportunity.

Newlands Developments is a specialist industrial and logistics developer with a well known reputation in the market, built on a long history of success. Development Partners Newlands and Arrow Capital Partners bring forward land positions and deliver large scale and complex infrastructure.

Over the years, the Newlands management team have on average overseen development in excess of 3 million sq ft per annum for many well known and high profile multinational business. The Development is built on sound professional reputation and ethos.

www.newlandsuk.com www.arrowcapital.co.uk

arrowpointbarnsley.co.uk









arrowpointbarnsley.co.uk

DEVELOPMENT PARTNERS

FOR MORE INFORMATION, PLEASE CONTACT OUR JOINT AGENTS



www.lsh.co.uk

SCOTT MORRISON:

E: smorrison@lsh.co.uk T: 07526 175 979

RICHARD MEERING: E: rmeering@lsh.co.uk T: 07538 881 997



MIKE BAUGH:

E: mike.baugh@cbre.com

T: 07785 284 994

DANIELLE RAUNJAK:

E: danielle.raunjak@cbre.com

T: 07714 145 984



CAMERON MITCHELL:

E: cameron.a.mitchell@cushwake.com

T: 07392 092 534

TOM KIMBELL:

E: tom.kimbell@cushwake.com

T: 07920 005 471

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars are hereby excluded. AUGUST 2022