



ARROW POINT

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

Located immediately adjacent to Junction 36 of the M1 Motorway, Arrow Point Barnsley offers direct access into Barnsley, Wakefield and Leeds to the North; and access to Sheffield, and the wider East Midlands in the South.

M1

EVRI
The new Hermes

SHEFFIELD

ARROW POINT
Arrow 265

ARROW POINT
Arrow 186

UNIT 2A & B
ENTRANCE

DETAILED PLANNING PERMISSION GRANTED



M1

J36

BARNSELY & LEEDS

OLYMPUS WAY



ARROW POINT

BARNSELY 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

UNIT SPECIFICATION

Arrow 265	SQ M	SQ FT
Warehouse	23,226	250,000
Transport Office	186	2,000
Office	1,208	13,000
TOTAL	24,619	265,000

 26 Dock Level Loading Doors	 61 HGV Parking Spaces
 2 Level Access Loading Doors	 169 Car Parking Spaces
 15M Clear height	 2.1 MVA Power

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

 18 Dock Level Loading Doors	 43 HGV Parking Spaces
 2 Level Access Loading Doors	 120 Car Parking Spaces
 12.5M Clear height	 1.65 MVA Power



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



*Indicative images



newlands
developments

Arrow
CAPITAL PARTNERS

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



DEVELOPMENT PARTNERS

what3words
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arrowpointbarnsley.co.uk

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