READY FOR IMMEDIATE OCCUPATION

BARNSLEY 340 J36 M1

LESS THAN 1 MILE FROM J36 M1

1 FIRETHORN WAY, HOYLAND, BARNSLEY S74 9FB

344,910 SQ FT GRADE A LOGISTICS UNIT

TO LET / MAY SELL



BARNSLEY340.CO.UK

NET ZERO CARBON CONSTRUCTION ©

BARNSLEY

340

J36 M1

Barnsley 340 sits within the Gateway 36 development – an established industrial scheme, located just a two-minute drive from Junction 36 of the M1.

With a best-in-class specification, BREEAM "Excellent' rating, and delivered as net-zero carbon in construction, Barnsley 340 is a prime logistics site that is built for the future.

Fronting the Dearne Valley Parkway, this Grade-A space offers excellent connectivity to the UK logistics network. The M62, M18 and A1(M) are all within easy reach and the site has direct motorway access to Leeds, Sheffield and Nottingham, with wider access to the M62, M18 & A1M.





A NET-ZERO CARBON CONSTRUCTION IN A SOUGHT AFTER LOCATION

344,910 SQ FT PRIME LOGISTICS SPACE

BEST IN CLASS SPECIFICATION

UNDER 1 MILE FROM M1 J36

BARNSLEY 340



*Pallet positions based on indicative racking layout only

Schedule of accommodation (GIA):

BARNSLEY 340	SQ M	SQ FT
WAREHOUSE	29,130.74	313,560.7
UNDERCROFT	536.94	5,779.6
RECEPTION/AMENITY	282.3	3,038.6
HUB OFFICE (TWO STOREY)	520.03	5,597.5
1ST FLOOR OFFICE	768.13	8,268.1
2ND FLOOR OFFICE	779.46	8,390
GATEHOUSE	25.64	276
TOTAL	**32,043.23**	**344,910.4**

- 50M YARD DEPTH
- 4 LEVEL ACCESS DOORS
- 34 DOCK LOADING DOORS (INC 8 EURO DOCKS)
- 55 HGV PARKING SPACES
- 15M EAVES HEIGHT
- 315 CAR PARKING SPACES
- RACK LEG LOAD 9 TONNES
- 32 EV PARKING SPACES
- 50 KN/M² FLOOR LOADING
- 2 STOREY HQ STYLE OFFICES
- SECURITY GATEHOUSE
- POTENTIAL CAPACITY OF 51,984 WIDE AISLE PALLET LOCATIONS*
- POTENTIAL CAPACITY OF 68,880 NARROW AISLE PALLET LOCATIONS*
- 1.8 MVA POWER











ENHANCED SPECIFICATION

The unit features an enhanced 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation, together with a range of cutting-edge enhancements throughout the welfare facilities.







ON POINT FOR SUSTAINABILITY







We're on point when it comes to sustainability, and globally recognised for delivering industry-leading 'eco-warehouse' developments.

Barnsley 340 has been delivered to BREEAM "Excellent" and net-zero carbon in construction – but that's just the start.

We are committed to delivering buildings that support business aspirations for excellent environmental performance, by implementing sustainable solutions into the fabric of every design:

BREEAM®

RATING: EXCELLENT

A

EPC 'A' RATING

OPTIMISING NATURAL LIGHT

Our triple-skinned factory assembled rooflight can save up to 13% a year on running costs by maximising natural sunlight.

RECYCLED & RECYCLABLE

Our building material choices look to reduce waste and contribute to a greener world.

ENERGISED FOR THE FUTURE

Our online energy dashboard means you can proactively monitor and manage your consumption, and provisions for EV charging points are installed for immediate and future use.

REDUCING WATER USAGE

We use rainwater harvesting for in-toilet flushing and other non-potable applications.

CUTTING COSTS, NOT CORNERS

We use high-quality materials and include sustainable initiatives to add value and bottom-line savings.

EXCEEDING REQUIREMENTS

An environmentally sustainable 'eco-warehouse' development, setting the industry standard.





Barnsley 340 sits within the Dearne Valley Economic Growth Corridor, a vital area of regeneration that is less than one mile from J36 of the M1.

Recognised as an area of opportunity, the region has a strong record of inward investment and business growth, which is expected to increase as part of ongoing regeneration.

7.9 million people live within an hour's drive and 23.4% of Barnsley's population is employed in manufacturing and logistics.

WHY BARNSLEY?



£541

BARNSLEY AVERAGE WAGE

YORKSHIRE AND THE HUMBER £564

GB AVERAGE £612.80



7.9M

PEOPLE LIVING WITHIN AN HOUR'S DRIVE



23.4%

BARNSLEY POPULATION WORKING IN MANUFACTURING & LOGISTICS

GB AVERAGE 13%

POINTING BUSINESSES IN THE RIGHT DIRECTION



Enterprising Barnsley, funded by Barnsley Council, offers a range of services for businesses looking to set-up, expand or relocate to the borough, supporting the creation of over 4,000 jobs in the last three years.

The premises fall within The South Yorkshire Investment Zone. Additional support could be available to eligible occupiers.

For further information contact Hazel Sykes, Enterprise Barnsley.
Email: hazelsykes@barnsley.gov.uk
Tel: 07903 313013



SAT NAV: S74 9FB

WHAT3WORDS: ///reveal.sunset.guides

J36 M1



LOCATION

Just 11 miles north of Sheffield and 26 miles south of Leeds, Barnsley 340 is located within a thriving town, recognised as a place to invest and an area with a record of strong business development.

Ideally situated less than one mile from Junction 36 of the M1 in the South Yorkshire town of Barnsley, the scheme offers easy access to the UK motorway network, putting logistics companies in prime position for growth.

Businesses have been quick to seize the opportunities in the adjacent industrial park, Phase 1 of Gateway 36, which has become established as a key commercial location and is now home to major occupiers, including Esco GB, Talurit, the Environment Agency and Car Supermarket.

ROADS	MILES	MINS
M1 J36	0.8	2
A1(M) J37	12	20
M1 J32 (M18)	16	20
M62 J29	19.5	22
M1/M62 INTERCHANGE	20	25

CITIES	MILES	MINS
BARNSLEY	6.5	12
SHEFFIELD	10	20
DONCASTER	16	30
LEEDS	26	30
YORK	47	55
MANCHESTER	37	60
LIVERPOOL	75	95
BIRMINGHAM	90	90
LONDON	171	195

PORT/AIRPORT	MILES	MINS
DONCASTER SHEFFIELD AIRPORT	23	35
LEEDS BRADFORD AIRPORT	35	50
EAST MIDLANDS AIRPORT	58	60
MANCHESTER AIRPORT	43	70
IMMINGHAM PORT	70	90
PORT OF HULL	70	90



LINK LOGISTICS PARK
ELLESMERE PORT
Two new warehouse / logistics units
of 674,265 sq ft and 114,693 sq ft
– **ONE UNIT REMAINING**



SHERBURN 42
LEEDS
Four new industrial / distribution units
58,171 – 280,663 sq ft
– **TWO UNITS REMAINING**





NORTHAMPTON CROSS
NORTHAMPTON
356,520 sq ft – **FULLY LET**



ASCENT LOGISTICS PARK
LEIGHTON BUZZARD
Eight warehouse / industrial units
14,533 to 125,510 sq ft – **FULLY LET**

PETERBOROUGH SOUTH
PETERBOROUGH
Three warehouse / logistics units of
95,950, 141,866 and 242,992 sq ft
– **ONE UNIT REMAINING**

CAIN

Cain invests in and develops modern, ESG-optimised logistics assets across Europe's most strategic corridors. Our projects are designed to support business growth, enable the efficient movement of essential goods, and respond to evolving supply chain needs.

By targeting undersupplied, high-demand locations and prioritising operational efficiency, sustainability, and occupier alignment, we deliver future-ready logistics spaces that create long-term value for our partners.

For more information please contact the agents:

GV&Co™
gvproperty.co.uk
0113 245 6000

Andrew Gent
andrew@gvproperty.co.uk
07793 551 634

Tom Goode
tomg@gvproperty.co.uk
07583 120 180

Knight Frank
0114 272 9750
020 7629 8171
KnightFrank.co.uk

Rebecca Schofield
rebecca.schofield@knightfrank.com
07776 172 123

Iain McPhail
iain.mcphail@knightfrank.com
07962 360 297

Charles Binks
charles.binks@knightfrank.com
07793 441 911

DTRE
0113 856 1726
www.dtre.com

Andrew Lynn
andrew.lynn@dtre.com
07795 107 469

Rob Kos
rob.kos@dtre.com
07709 846930

BARNSLEY340.CO.UK

CAIN
cainlogistics@cainint.com
cainlogistics.co.uk

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