

PLOT 7 & 9A, GATEWAY 36

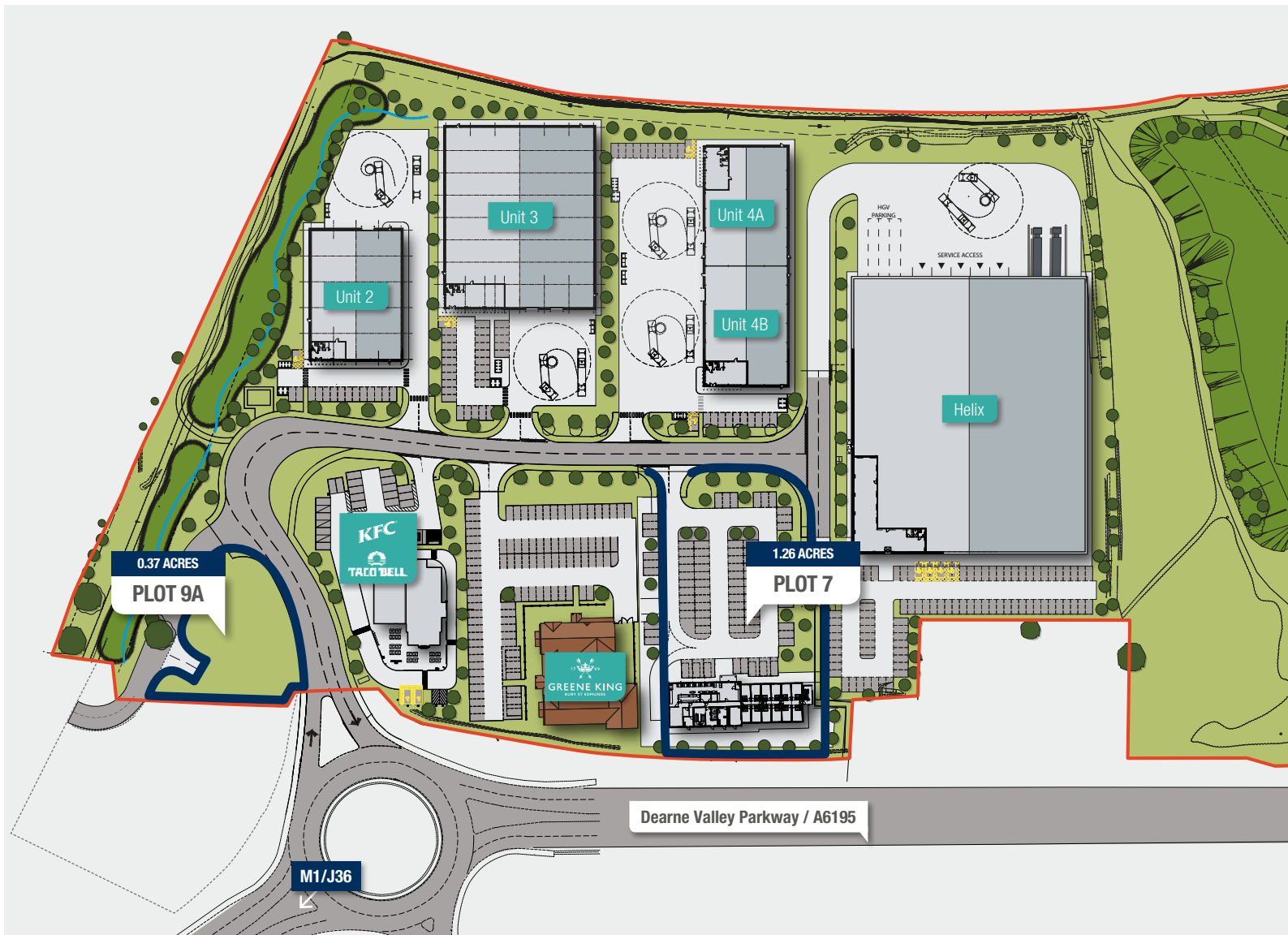
M1/J36 BARNSELEY
S70 5SZ

0.37 (0.15 ha) & 1.26 acres (0.5 ha) roadside opportunity
Suitable for: hotel/leisure/car showroom/drive-thru

Design and build



PLOT 7 & 9A, GATEWAY 36



ROADSIDE DESIGN & BUILD UNITS

A new, high quality mixed use development adjacent to Junction 36 of the M1 with direct frontage on to the A6195 Dearne Valley Parkway.

The overall Gateway development comprises 127 acres in three phases. These will be developed to provide a range of employment and ancillary uses in units of up to 250,000 sq ft (subject to planning).

This scheme is ideally suited to roadside uses including leisure, hotel or car showroom.

Recent transactions to Greene King and KFC/Taco Bell have completed, leaving the following available:

Plot 7 - 1.26 acres

Plot 9A - 0.37 acres

PLOT 7 & 9A, GATEWAY 36



Image source: www.greeneking.co.uk



PLANNING

The outline planning consent in place (reference 2014/1055) permits the development of A3, A4, A5, C1 and sui generis uses within the development. Individual Reserved Matters applications will be submitted following agreement with any occupier as appropriate.

Gateway 36 is situated within a short distance of a number of out of town business premises such as R-evolution, Wentworth Industrial Park, Shortwood Business Park, Platts Common Industrial Estate and Cortonwood Retail Park.

Existing settlements along the Dearne Valley Parkway are subject to expansion with numerous schemes of residential development taking place, particularly centred around Brampton and Manvers.

Infrastructure works are complete allowing immediate development subject to planning.

Plot 7 has outline planning consent for hotel and car showroom uses.

Plot 9A has no planning consent in place at present.

DEMOGRAPHICS

Over 13,000 consumers with a 5 minute drive of site

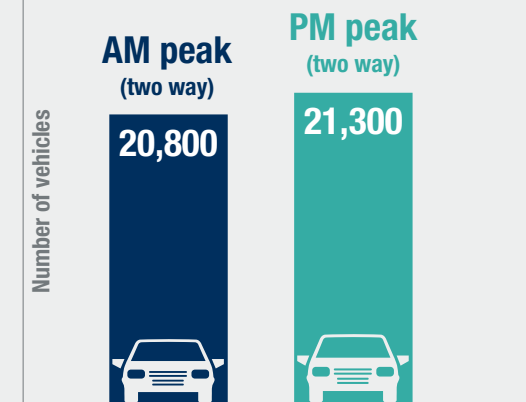
Drive times

0-5mins 5-10mins 10-15mins

Source: Mercator GeoSystems Ltd 2014

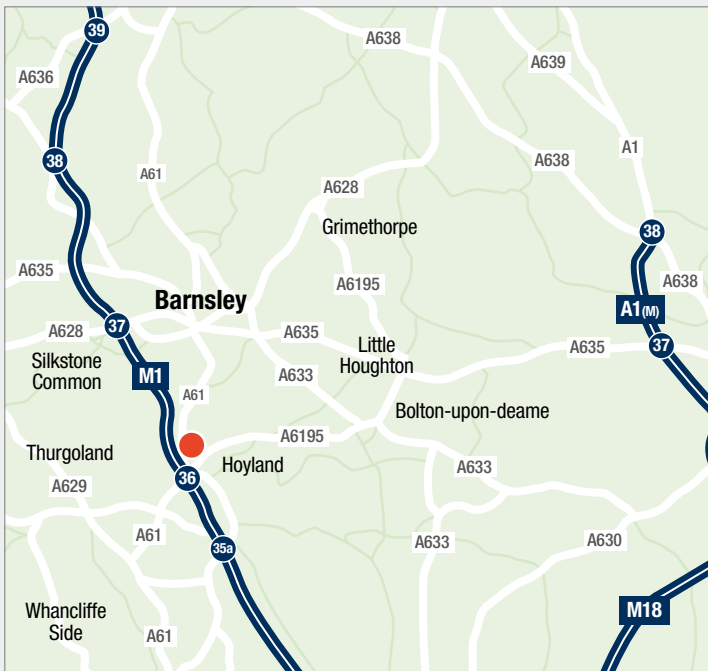


42,100 vehicles a day pass Gateway 36 at peak times



Source: Optima Highways data. October 2014

Gateway 36, Kestrel Way, Barnsley S70 5SZ



LOCATION

Gateway 36 is strategically located just one minute from Junction 36 of the M1, in the heart of the Sheffield City Region.

Leeds is 25 miles to the north, Sheffield 10 miles to the south and Doncaster 17 miles to the east, whilst the docks at Liverpool and Hull are respectively a 1.75 and 1.25 hour drive away.

There are five international airports accessible from Gateway 36 within a one hour drive.

BARNSELY MBC SUPPORT

Comprehensive business support is available through Barnsley MBC's experienced Enterprising Barnsley Team. This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching. For more information please contact Enterprising Barnsley on 01226 787 535.

FURTHER INFORMATION



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