

TO LET

20,000 – 170,000 SQ FT

15 Acre Site Available to
Accommodate Requirements
on a Build to Suit Basis

HOYLAND 36
J36 M1 BARNSELEY

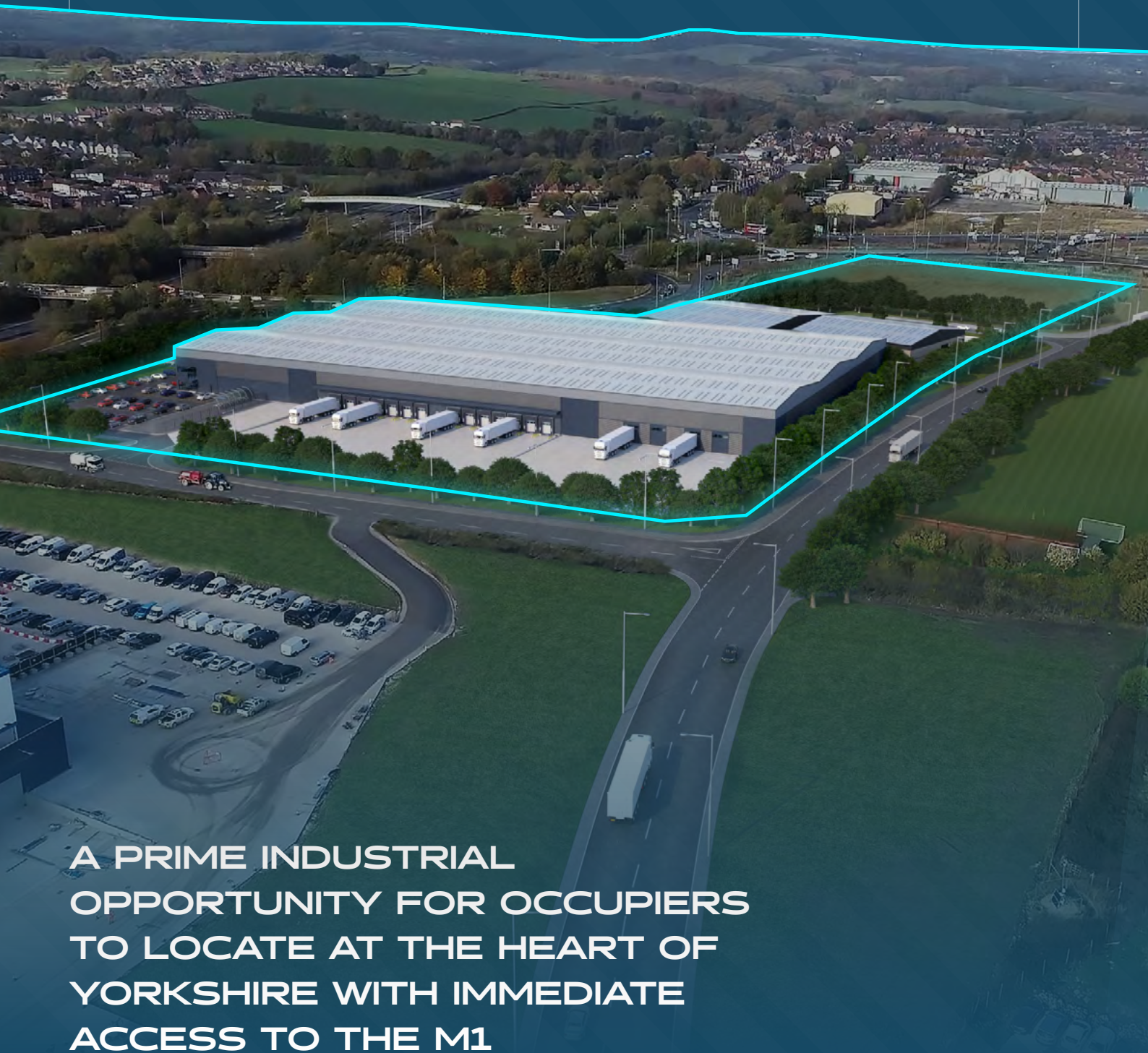
HOYLAND 36

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**A PRIME INDUSTRIAL
OPPORTUNITY FOR OCCUPIERS
TO LOCATE AT THE HEART OF
YORKSHIRE WITH IMMEDIATE
ACCESS TO THE M1**



DEMOGRAPHICS

Barnsley labour market profile:



8,500 people currently seeking employment



75.5% of total population are economically active



2.7% unemployment rate compared to 3.7% UK average



8.1% of population employed in transportation and storage sector compared to 5.0% UK average

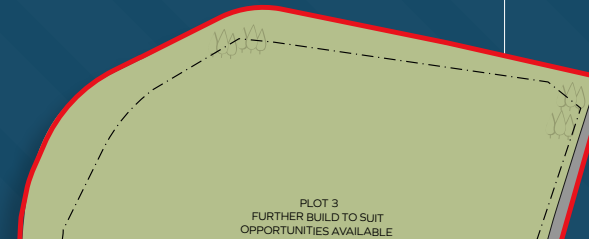


14% of population employed in manufacturing sector compared to 7.5% UK average



Gross weekly pay of £670.80 compared to wider Yorkshire of £568.50 and UK average of £729.60

Source: Nomis



DESCRIPTION

Hoyland 36 occupies a high profile position immediately adjacent to J36 M1. The 15 acre site is able to accommodate requirements on a build to suit basis from 20,000 – 170,000 sq ft and will be available to let on completion.

Hoyland Developments are an experienced industrial developer with a number of projects across Yorkshire. They would welcome the opportunity to meet with occupiers and discuss requirements to tailor a proposal to them.

SPECIFICATION

The premises will be built to an institutional specification tailored occupiers requirements.

The units will be built to a EPC Rating A and a minimum BREEAM Very Good.

PLANNING

The site has outline consent for employment uses.



SITE PLAN

This is an **indicative masterplan**, the layouts can be tailored to suit occupiers requirements



