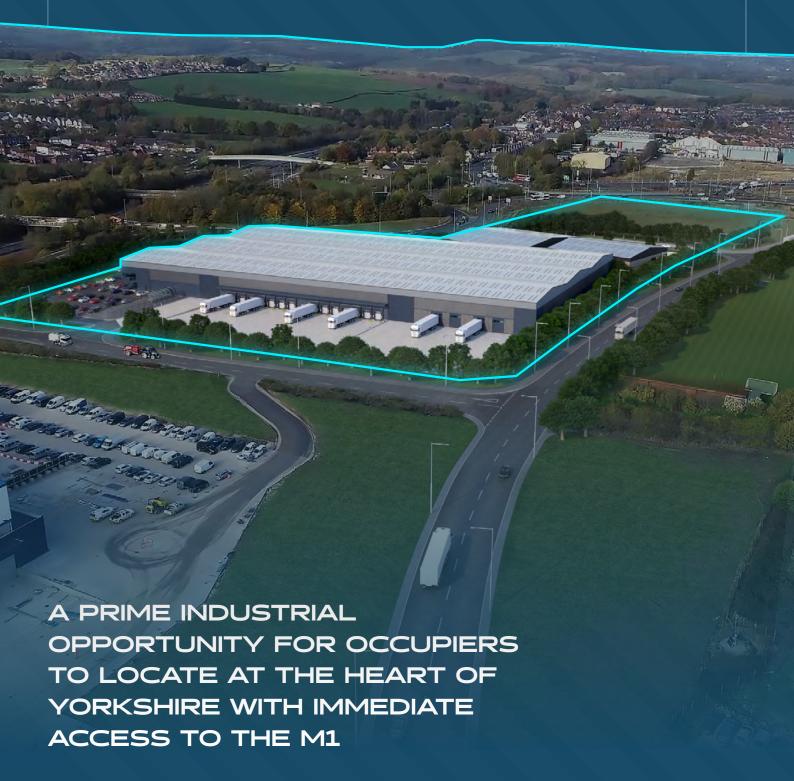
TO LET

20,000 - 170,000 SQ FT

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

HOYLAND 36 J36 M1 BARNSLEY HOYLAND 36
HOYLAND 36
HOYLAND 36
HOYLAND 36





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 use



SITE PLAN

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

DEMOGRAPHICS

Barnsley labour market profile



8,500 people currently seeking employment



2.7% unemployment rate compared to 3.7% UK average



14% of population employed in manufacturin 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



75.5 % of total population are economically active



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





LOCATION

The nearby Dearne Valley Parkway (A6195) provides access to Barnsley town centre and Junction 37 of the A1(M)

Company Shop and Esco GB.

The area is also well catered for with amenities including Greggs & Taco Bell.

DRIVE TIMES	DISTANCE	TIME
M1 J36	0.5 miles	2 mins
M18 J1	15 miles	16 mins
M62 / M1 Interchange	19 miles	17 mins
A1 J36	13 miles	25 mins
Barnsley	7 miles	13 mins
Sheffield	10 miles	20 mins
Leeds	26 miles	31 mins
Manchester	36 miles	1hr 10 mins
Birmingham	95 miles	1hr 30 mins
London	172 miles	3hr 5 mins
		Source: Google Mane

ALL ENQUIRIES



0114 272 9750 0113 246 1533

knightfrank.co.uk

Rebecca Schofield

Tom Goode



Ben Fairhurst

Harry Fullerton

Enterprising® Barnsley

Barnsley MBC Business Support

Comprehensive Business Support is available through Barnsley BMCs 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

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