



ARROW POINT

BARNSLEY M1 / J36

S74 0FN

IMMEDIATELY
AVAILABLE

ARROW 265 - 266,044 SQ FT
arrowpointbarnsley.co.uk

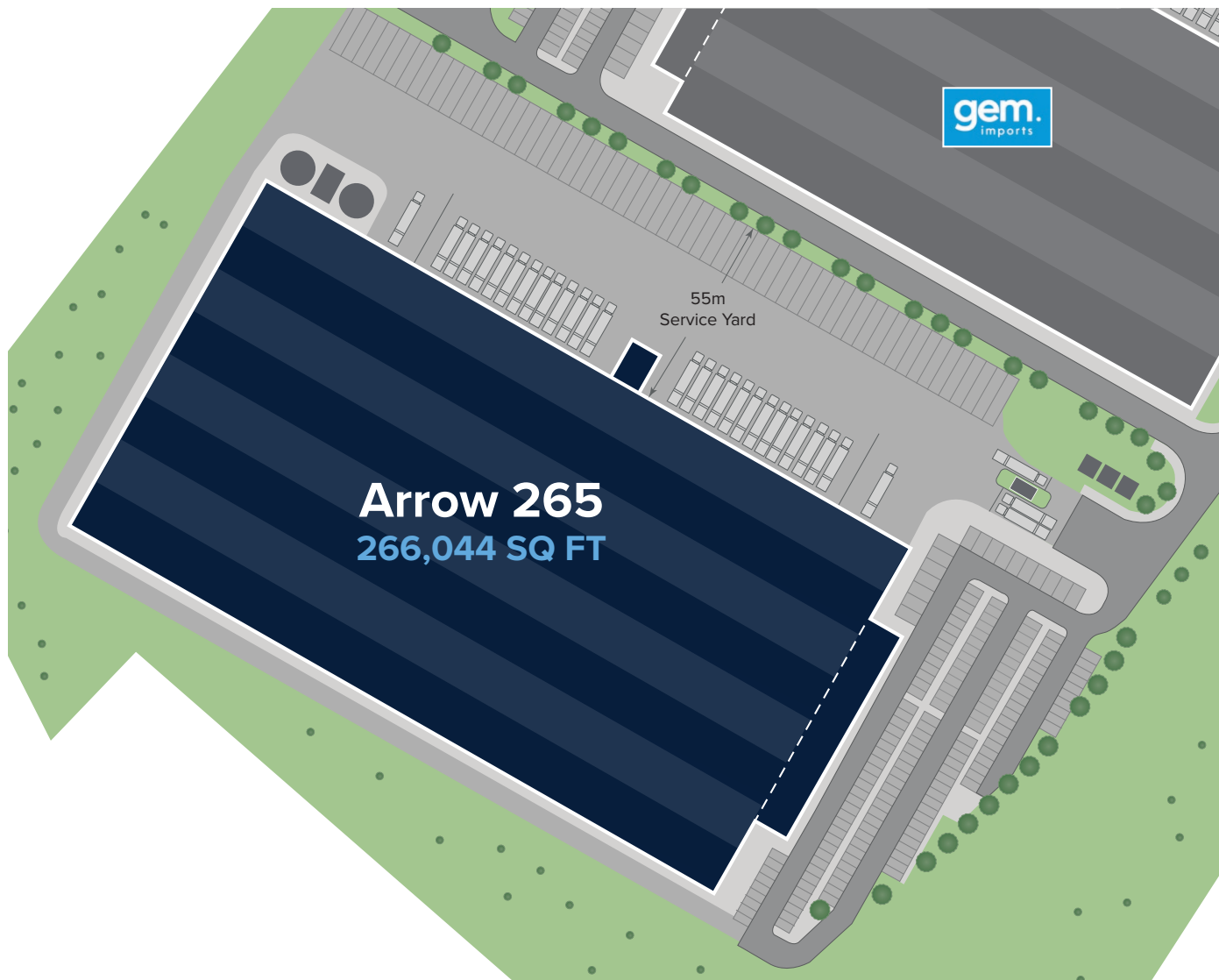


POWER UPGRADED TO **2.7 MVA**



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.





Arrow 265

266,044 SQ FT

Arrow 265

	SQ M	SQ FT
Warehouse	23,289	250,686
Transport Office	190	2,044
Office	1,237	13,314
TOTAL	24,716	266,044



26
Dock Level
Loading Doors



2
Level Access
Loading Doors



15M
Clear height



61
HGV Parking
Spaces



169
Car Parking
Spaces



2.7 MVA
Power

BEST IN CLASS BUILDING FOR SUSTAINABILITY INITIATIVES

- 55m yard
- Clear height 15m
- Floor loading 50 kN/m²
- 2 double height dock doors
- 15% Rooflights
- Gatehouse



- Comfort cooling / heating to offices
- LED lighting
- Raised floors to open plan offices



- 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



DRIVE TIMES & LOCATION

CITIES

Barnsley	7.5 miles	16 mins
Sheffield	10 miles	28 mins
Leeds	26 miles	34 mins
Manchester	36 miles	1 hr 04 mins
Birmingham	95 miles	1 hr 41 mins
Central London	172 miles	3 hr 23 mins

PORTS

Port of Liverpool	76 miles	1 hr 54 mins
Port of Hull	76 miles	1 hr 25 mins

MOTORWAY JUNCTIONS

M1 / J36	0.7 miles	2 mins
M18 / J1	15.5 miles	18 mins
M62 / J29	19.5 miles	21 mins
A1 / J37	13.5 miles	31 mins

AIRPORTS

Leeds / Bradford	33 miles	55 mins
East Midlands	57 miles	57 mins
Manchester	41 miles	1 hr 02 mins



DEVELOPMENT PARTNERS

newlands
developments

www.newlandsuk.com

Arrow
CAPITAL PARTNERS

www.arrowcapital.co.uk

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