

Modern Industrial Warehouse
To Let - 77,546 Sq Ft (7,205 Sq M)
Barnsley - S75 3DH - J36 M1



local occupiers



DISTINCTION DOORS

DURA-ID SOLUTIONS

WILLIAMROWLAND

COMPANY SHOP GROUP
Part of the Biffa group

Enterprise.36 Built to Deliver

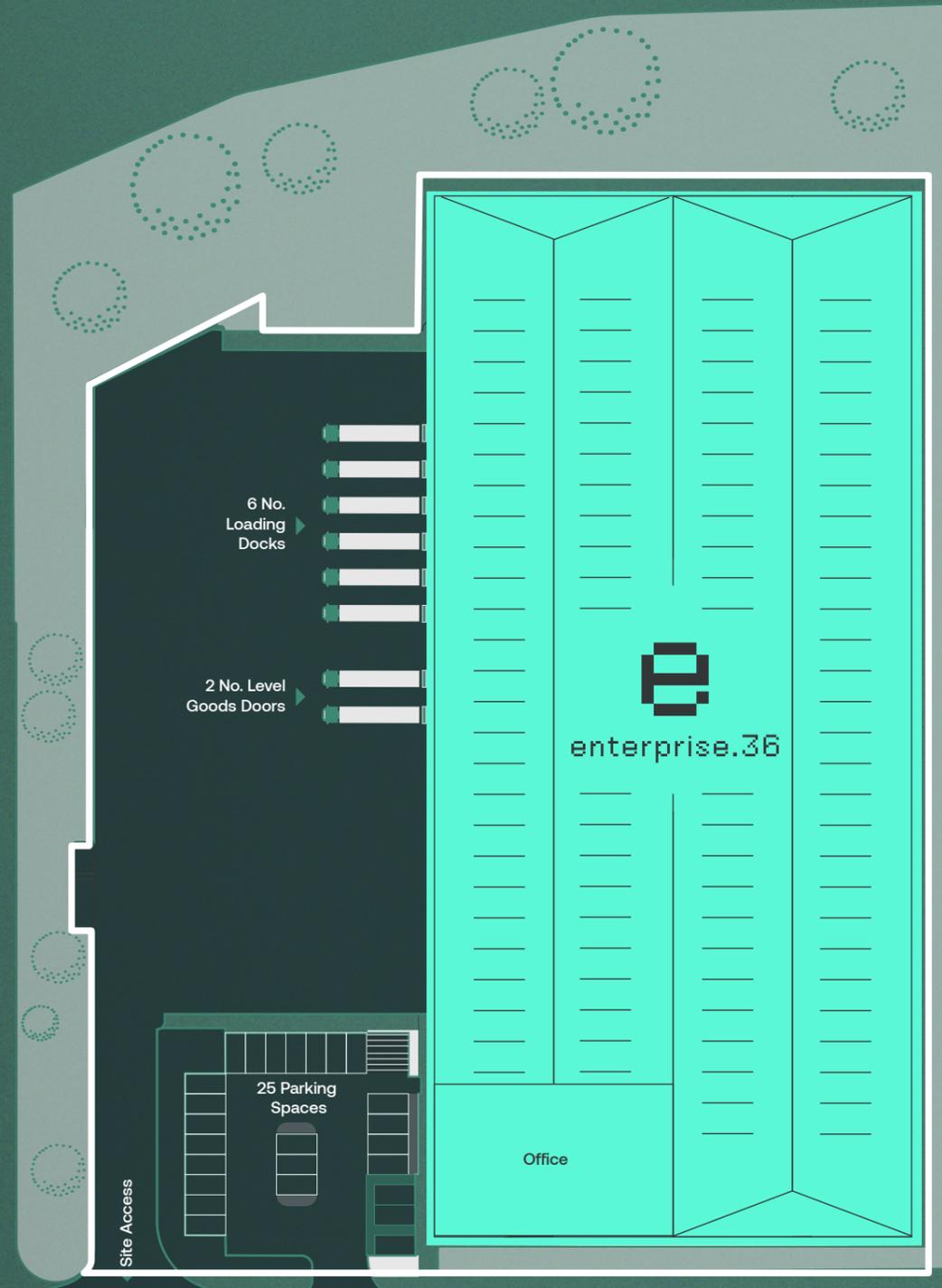
Enterprise 36 is a prime modern unit for occupiers looking for a strategically located site along the M1 corridor in South Yorkshire. Unit 2 provides a highly specified industrial warehouse unit with lighting, welfare provisions, and modern office space.

leeds
26.3 miles
←

sheffield
10.2 miles
→



High Spec Industrial Warehouse Space



Fitted With
Warehouse Lighting

2 Ev Charging
Spaces



40m Yard
Depth

50 kN
Floor Loading



Power
535 kVA

2 Level & 6 Dock
Level Doors



10m Haunch
Height

25 Parking
Spaces



Breeam
Very Good

Located
At J36 M1



Accommodation

	Sq Ft	Sq M
Warehouse	69,620	6,468
Ground Floor Office and Welfare	3,869	360
First Floor Offices	4,057	377
Total	77,546	7,205

Enterprise.36

Built for Business, Designed for Success



Fitted With Lighting
and Welfare Area



Power
535 kVA



Strategically
Located At J36 M1



6 Dock Level
Loading Doors



2 Level Access
Loading Doors

BREEAM[®]

Breeam
Very Good



Enterprise 36

2

GROUND FLOOR: 71,561 SQ FT
FIRST FLOOR: 4,243 SQ FT
TOTAL: 75,804 SQ FT

SPECIFICATION

- 100% air conditioned all spaces
- 4 x dock level doors and 2 x level access doors
- 2000 sq ft office
- 2000 sq ft warehouse
- 2000 sq ft office

QUALITY ASSURANCE

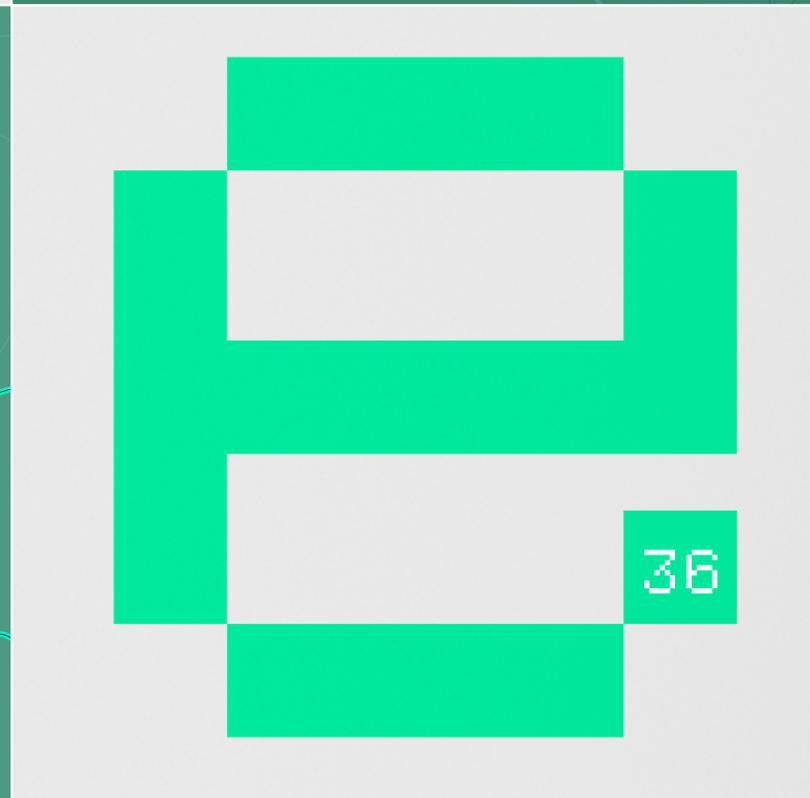
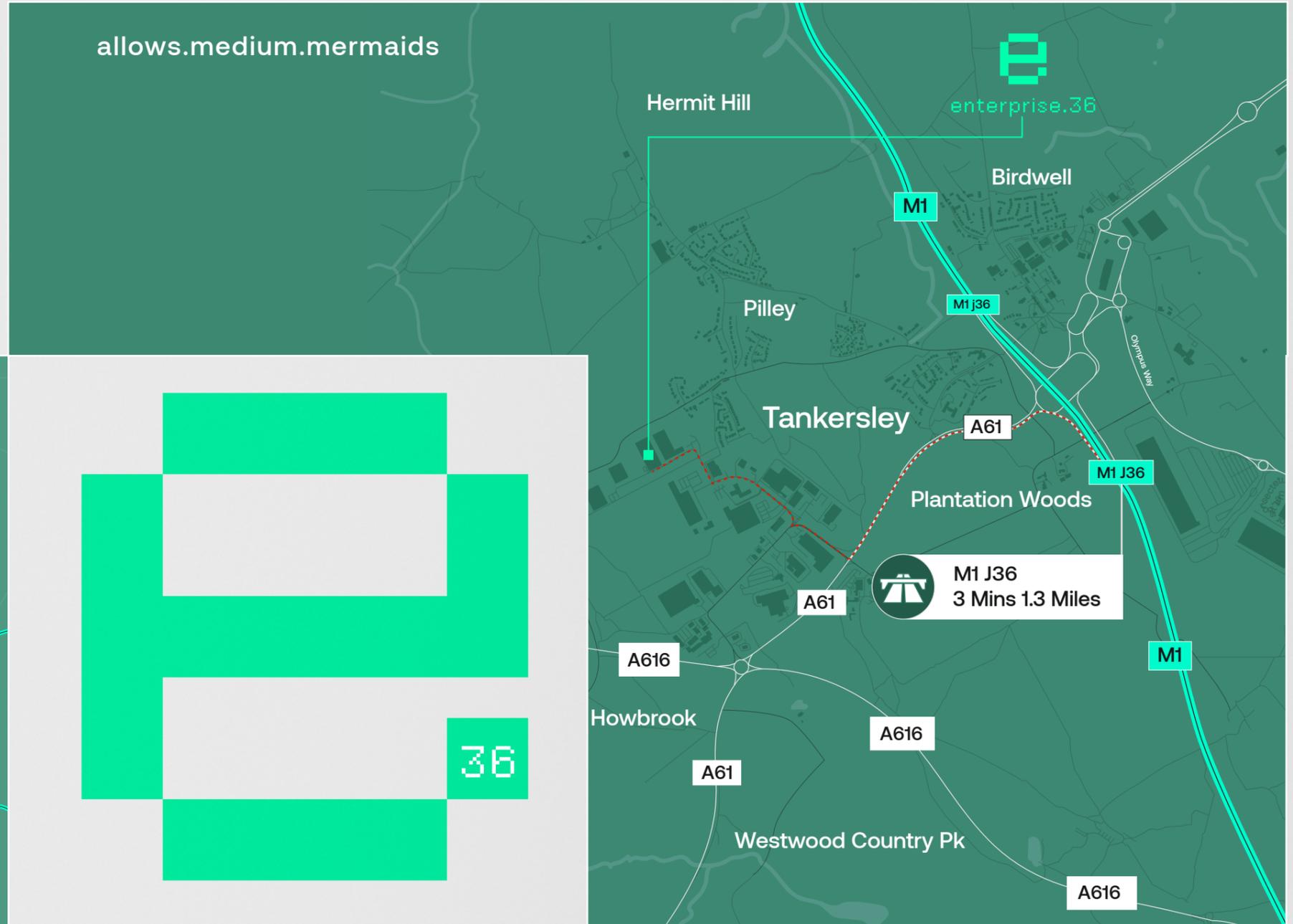
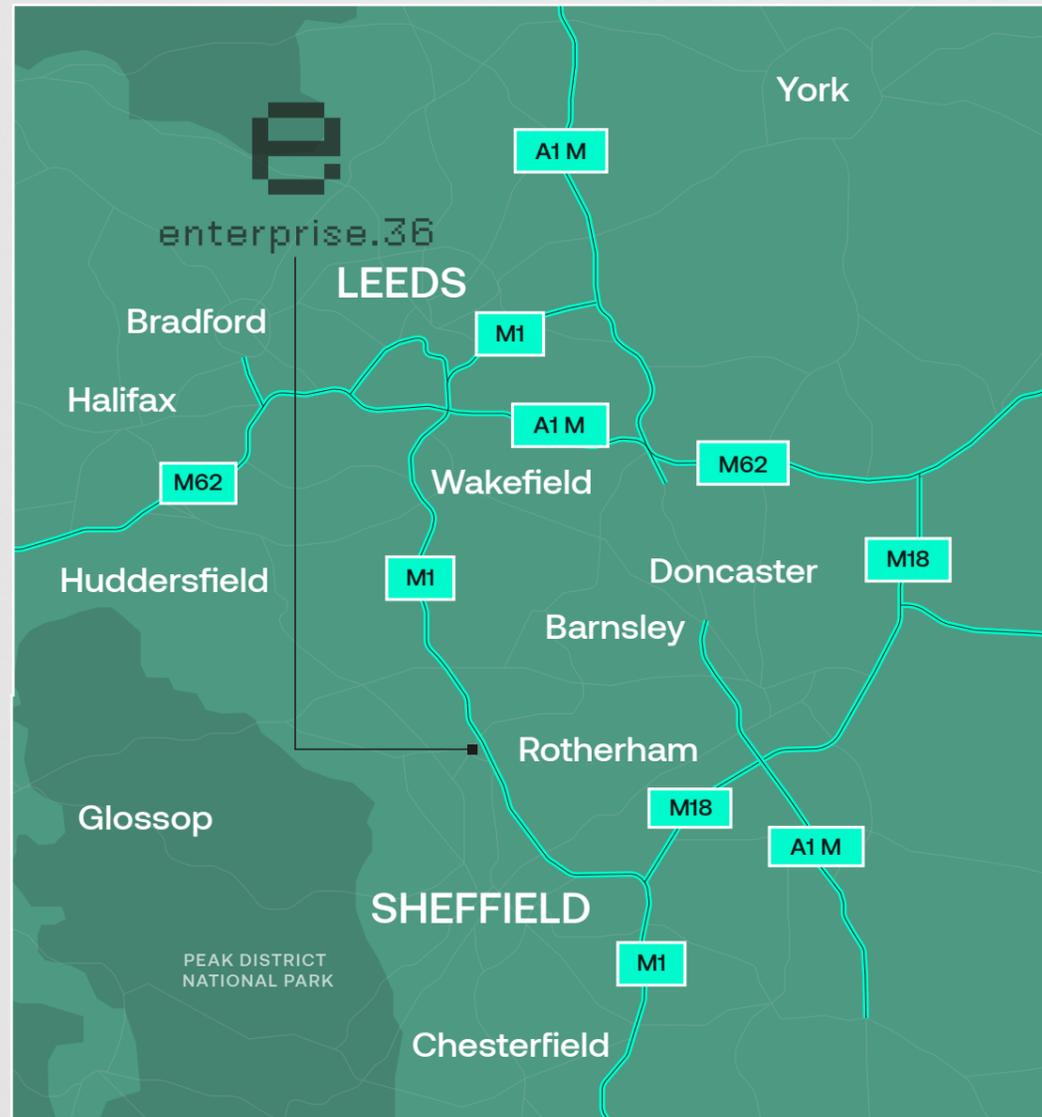
ISO 9001

CONSTRUCTION

CBRE



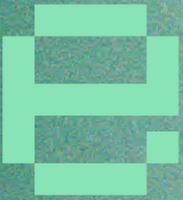
Excellent Access to the M1 Corridor at Junction 36



Barnsley, S75 3DH

Ideally situated just off Junction 36 of the M1, Enterprise 36 offers direct access to the national motorway network. The site connects easily to major hubs such as Leeds, Sheffield and Manchester, supporting efficient distribution across the UK. The surrounding area benefits from strong public transport links and proximity to five international airports, ensuring excellent accessibility for both people and goods.

A61 0.3 Mile 1 Minute	M1 J36 1.2 Miles 3 Minutes	M18 J32 13.7 Miles 16 Minutes	A1M J37 26 Miles 14.1 Minutes	Sheffield 10.2 Miles 26 Minutes	Leeds 26.3 Miles 37 Minutes	Leeds Airport 34.5 Miles 45 Minutes	Manchester 34.8 Miles 55 Minutes
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Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Contact

CBRE

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