

YOUR GATEWAY TO SUCCESS

Up to 85,000 SQ FT of premium office
space now available - S70 9GG



GatewayPlaza
BARNSELY

JOIN A THRIVING COMMUNITY

Part of the £60m development in the heart of Barnsley, Gateway Plaza is today a flourishing metropolitan development which offers incredible potential for businesses. With well-regarded neighbours, high levels of footfall, a town centre benefitting from significant investment, and excellent travel links serving a central location, this is premium office space with a difference. Secure your place and be part of something special.

Prestigious, modern offices bustling with business and a vibrant community, all built around visionary architecture and a large central plaza. But Gateway Plaza isn't just desirable, it's also flexible. Each self-contained office can be tailored to meet your needs and includes parking in the 550-space multi-storey car park. This is your chance to build for the future. And right now, it's more achievable than you might think...



Opportunity awaits

Add your business to an already successful scheme. Join Gateway Plaza and you can count yourself as part of a diverse mix. From well-known, high profile neighbours, to a wide range of local retailers. All surrounded by cultural, educational and social facilities and lively residential areas nearby.

CURRENTLY IN GATEWAY PLAZA

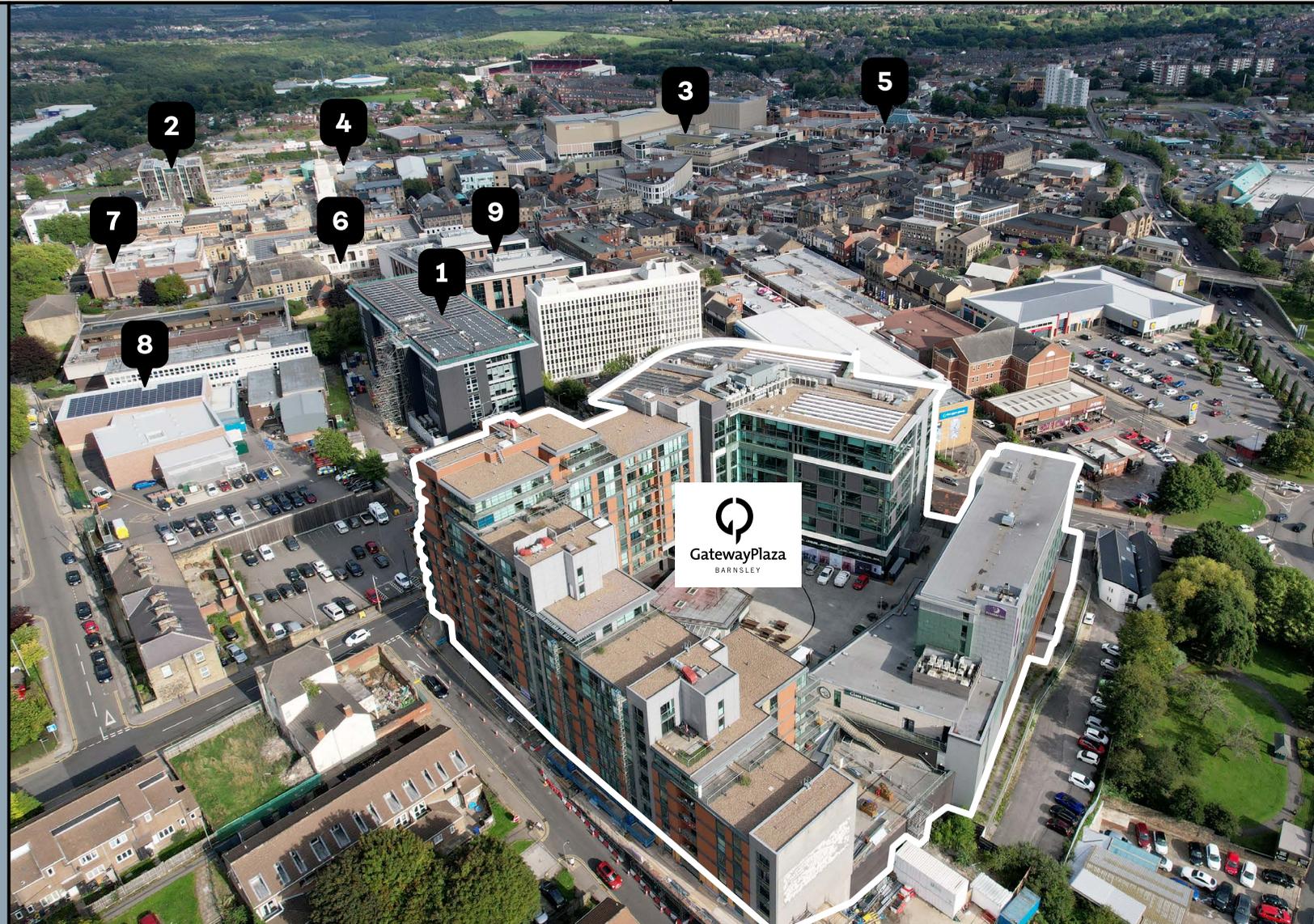
- Barnsley Council
- Berneslai Homes
- 110 bedroom Premier Inn hotel
- The Glass House, Table Table Restaurant
- NHS walk-in centre
- NHS dental practice
- 188 luxury apartments
- Multi-storey car park with 550 spaces



WELL CONNECTED AND WELL WORTH A VISIT

Town Centre:

- 1 BMBC Westgate Office
- 2 BMBC Digital Media Centre
- 3 The Glass Works
- 4 The Transport Interchange
- 5 Alhambra Shopping Centre
- 6 Barnsley Town Hall
- 7 Barnsley College
- 8 South Yorkshire Police
- 9 Barnsley 6th Form





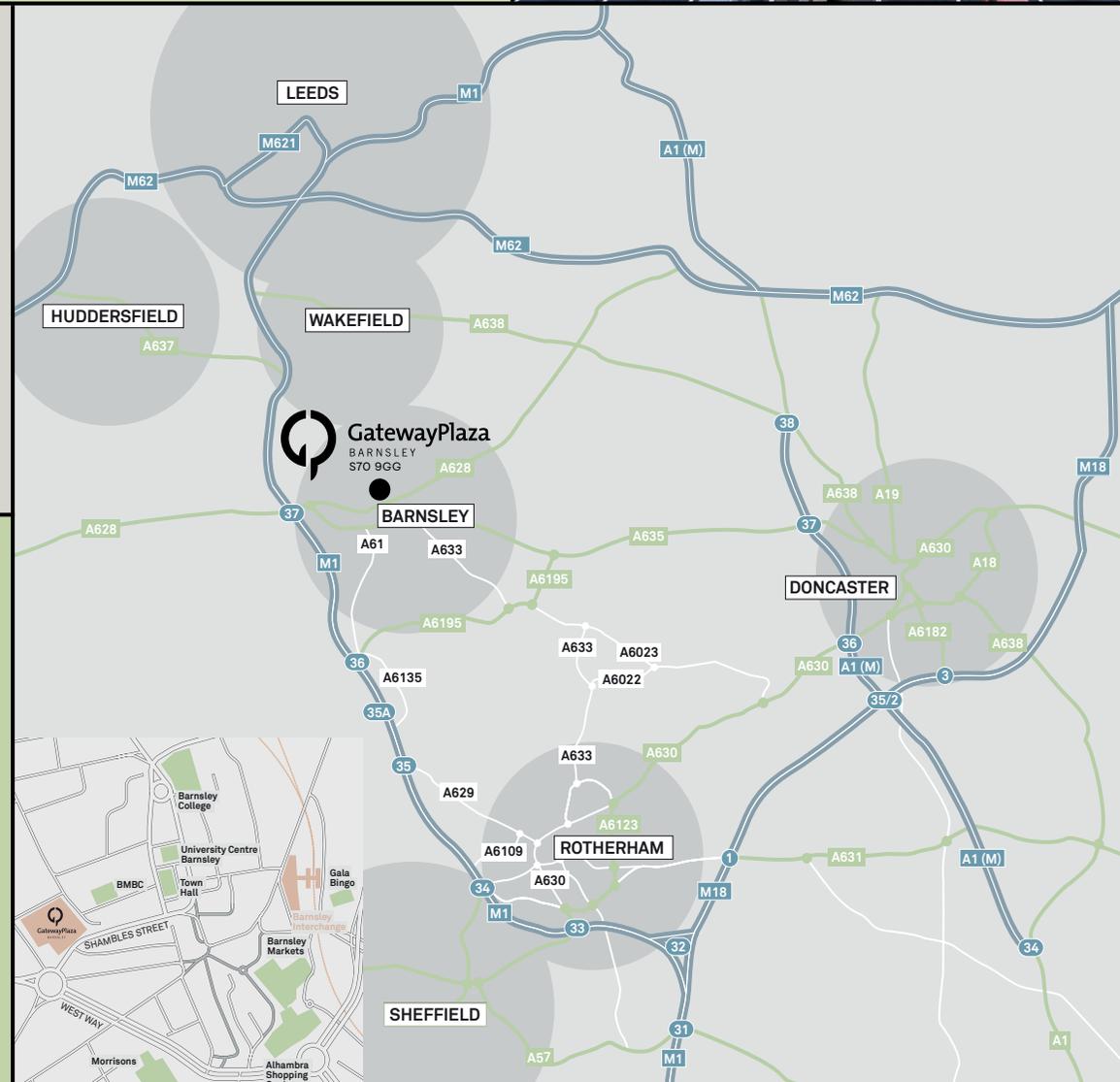
WHY BARNLSLEY?



Travel Times

Destination	Time	Distance
M1 Junction 37	04 mins	1.5 miles
Wakefield	23 mins	14.8 miles
Sheffield	29 mins	20.8 miles
Leeds	31 mins	22.4 miles
Huddersfield	38 mins	17 miles
Doncaster	35 mins	16.4 miles
Manchester	64 mins	35.4 miles
London	190 mins	176 miles

Travel times and distances sourced from Google Maps, all times and distances are for travel by car.



Barnsley is bigger than you think; part of the fourth largest metropolitan borough in the UK, covering 127 square miles. It's also greener than you think, with rolling countryside and the Peak District National Park on its doorstep. It's also clear to see that the town centre has had significant investment recently, with The Glass Works and Highway Works being prime examples. Gateway Plaza is perfectly placed in the centre of it all, just 1.2 miles from J37 of the M1, opening up easy commuting options.

AVAILABLE SPACE FOR A MAXIMUM IMPACT

The striking, landmark offices of Gateway Plaza make the ideal location for local, regional and national occupiers. With location and lifestyle being key factors for any company wishing to attract and retain staff, Gateway Plaza meets every requirement. The contemporary offices at Gateway Plaza are ideal for making an impression whilst staying within budget, with many office suites fully fitted ready for immediate occupation.



Building amenities -

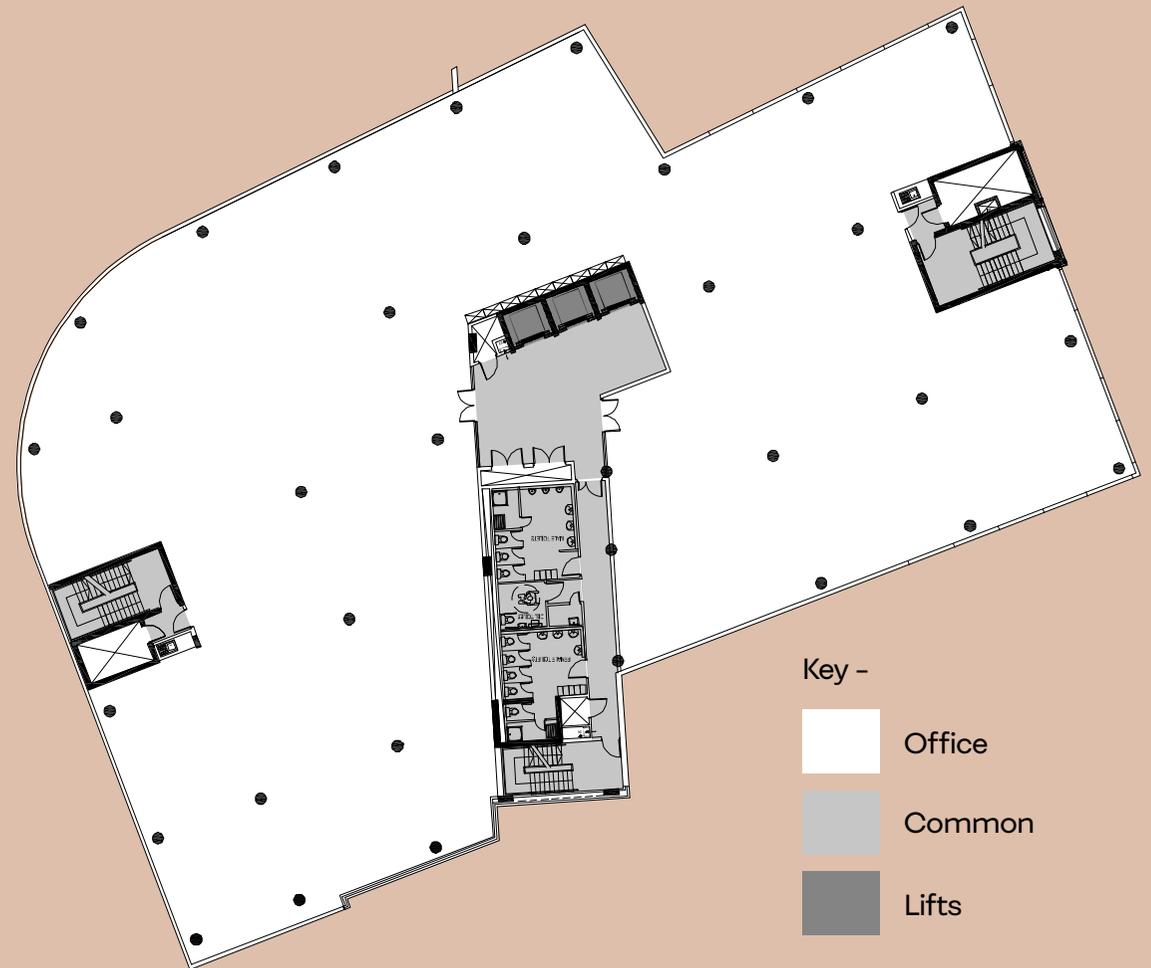
- Iconic 'gateway' building with striking glazed façade
- Fully DDA compliant
- High quality finishes to reception foyer
- High speed passenger lifts serving all floors
- Large open plan floorplates with excellent natural lighting
- 7.5m to 9m column grid for flexible space planning
- Suspended ceilings with LG3 lighting
- Full access raised floors throughout
- Superior quality office finishes including anti-static carpeting
- Male, female and disabled WC facilities at each floor level
- Sustainable BREEAM rated design with Building Energy Management System
- VAV comfort cooling system with heat recovery

FLEXIBLE UNITS TO SUIT YOUR NEEDS



Available Space

Floor	Occupier	Approx. SQ FT
Level 4 (ground floor)	Reception/ Entrance	914
Level 5	Vacant	15,850
Level 6	Vacant	15,850
Level 7	Vacant	15,850
Level 8	Vacant/Vacant	7,324/8,526
Level 9	Vacant/Vacant	7,310/8,540
Level 10	Let to Berneslai Homes	15,615
Total Available		80,164 SQ FT





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BARNSELY

For more information on securing your place in this prestigious development, please contact the agents below.



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Barnsley MBC Business Support

Comprehensive business support is available through Barnsley MBC's experienced Enterprising Barnsley team. The 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 at Investment@barnsley.Gov.Uk or contact Shaun Higginbottom on 07775 643019.