

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

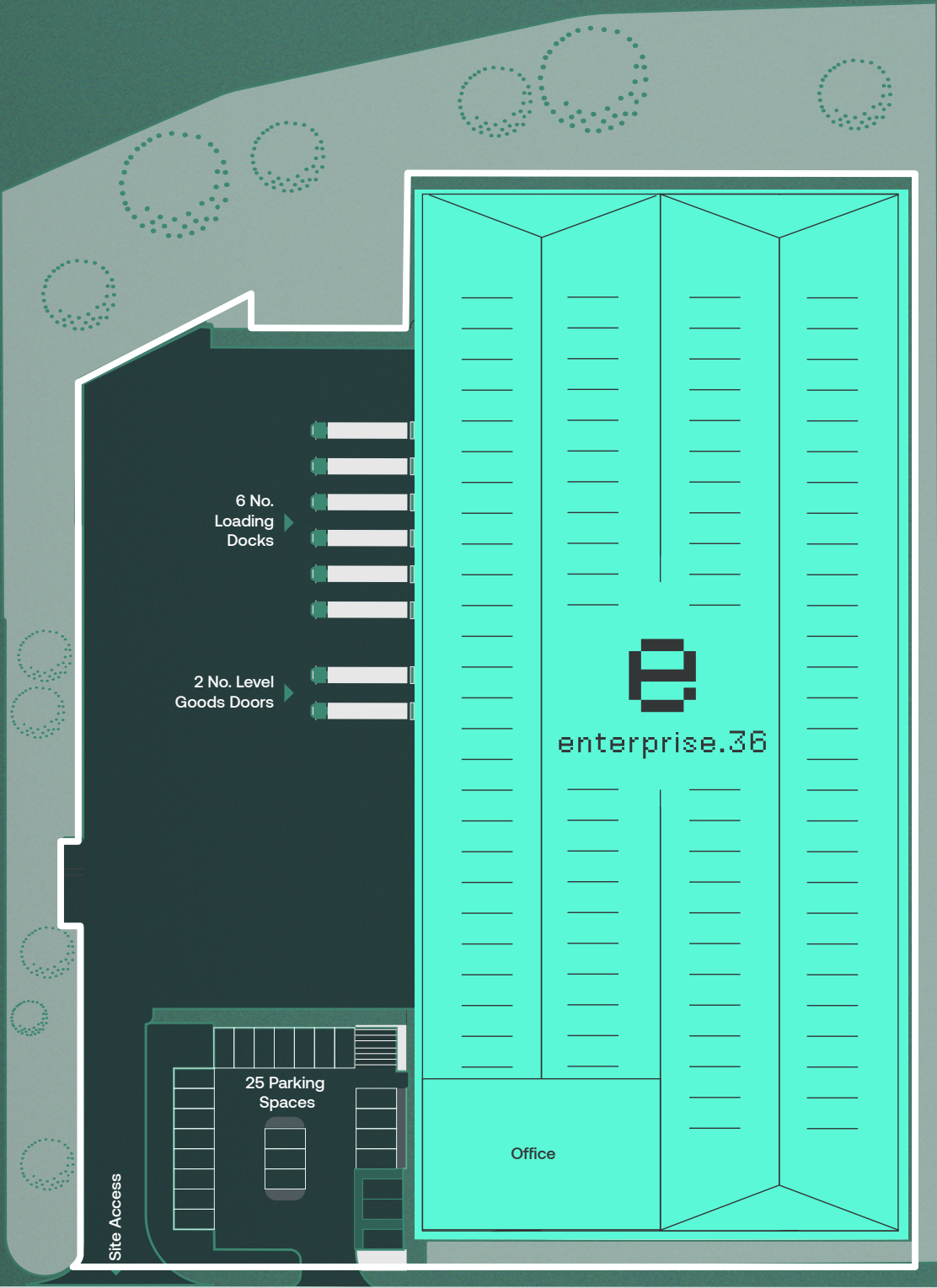
Enterprise 36 is a prime modern unit for occupiers looking for a strategically located site along the M1 corridor in South Yorkshire. Unit 2 provides a highly specified industrial warehouse unit with lighting, welfare provisions, and modern office space.

leeds
26.3 miles
←

sheffield
10.2 miles
→



High Spec Industrial Warehouse Space



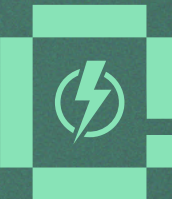
Fitted With Warehouse Lighting

2 Ev Charging Spaces



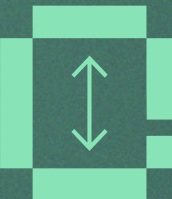
40m Yard Depth

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



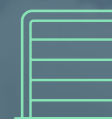
Power
535 kVA



Strategically
Located At J36 M1



6 Dock Level
Loading Doors



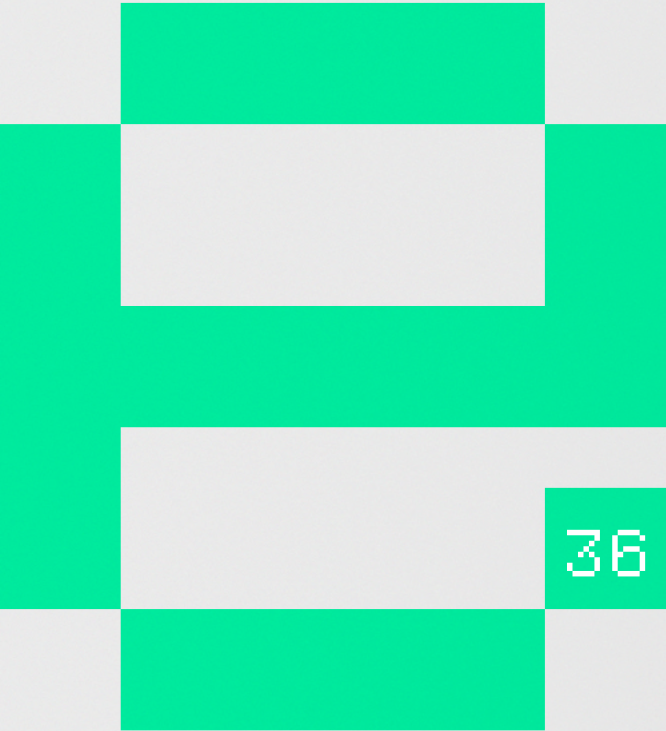
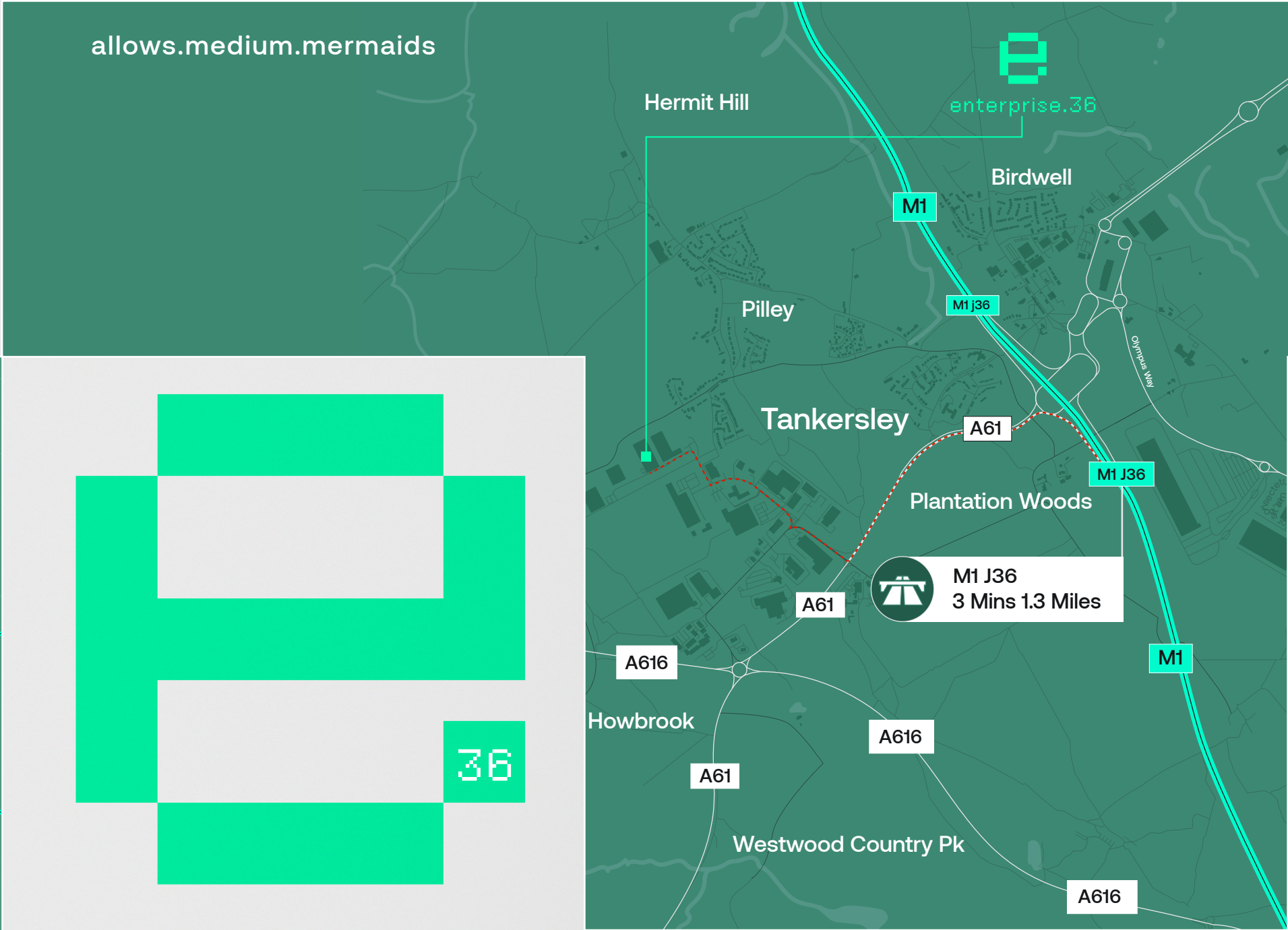
2 Level Access
Loading Doors

BREEAM®

Breeam
Very Good



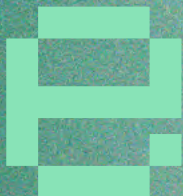
Excellent Access to the M1 Corridor at Junction 36



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



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

0161 455 7666

www.cbre.co.uk

Danielle Raunjak

(0) 7714 145 984

danielle.raunjak@cbre.com

Mike Baugh

(0) 7785 284 994

mike.baugh@cbre.com



Ed Norris

(0) 7711 319 339

ed@cpp.uk

Toby Vernon

(0) 7872 377 228

toby@cpp.uk