

# GatewayPlaza

BARN SLEY

WHERE SPACE IS PREMIUM  
RETAIL, LEISURE AND OFFICE SPACE LIKE NO OTHER



Gateway Plaza  
BARNSELY

# EVERYTHING YOU WANT. RIGHT WHERE YOU WANT IT.

The newly completed Gateway Plaza is a groundbreaking £60m mixed-use development in Barnsley town centre incorporating –96,000 sq ft of fully let Grade A offices, Premier Inn 110 bed hotel, 25,000 sq ft of Retail Space a 550 space multi-storey car park and 188 high quality residential apartments.

GATEWAY  
PLAZA  
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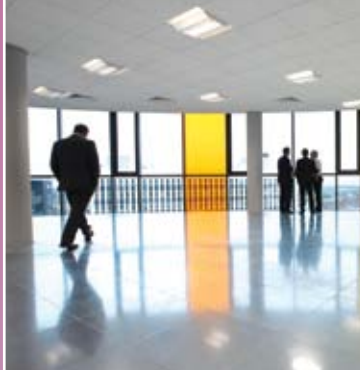


GatewayPlaza  
BARNLEY

# PREMIUM OFFICES IN BARNLEY'S NEW BUSINESS QUARTER

With a selection of flexible self - contained offices with suites ranging from 1000 sq ft to 8500 sq ft, all surrounding Barnsley's most exciting public plaza, the flagship Gateway Plaza scheme is undoubtedly the ideal location for your employees to work.

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# BE A PART OF BARNESLEY'S GREATEST BUSINESS OFFERING

Gateway Plaza offers a unique opportunity to occupy a self-contained office within Barnsley town centre. Each unit is currently fitted to a shell specification but can be tailored to the individual occupier's needs with the ability to accommodate: air conditioning, fully raised access floors, full height glazing, suspended ceilings, LG7 compliant lighting, and either cellular or open plan working areas. Office occupiers will also benefit from the exceptionally high levels of car parking within the large multi-storey car park

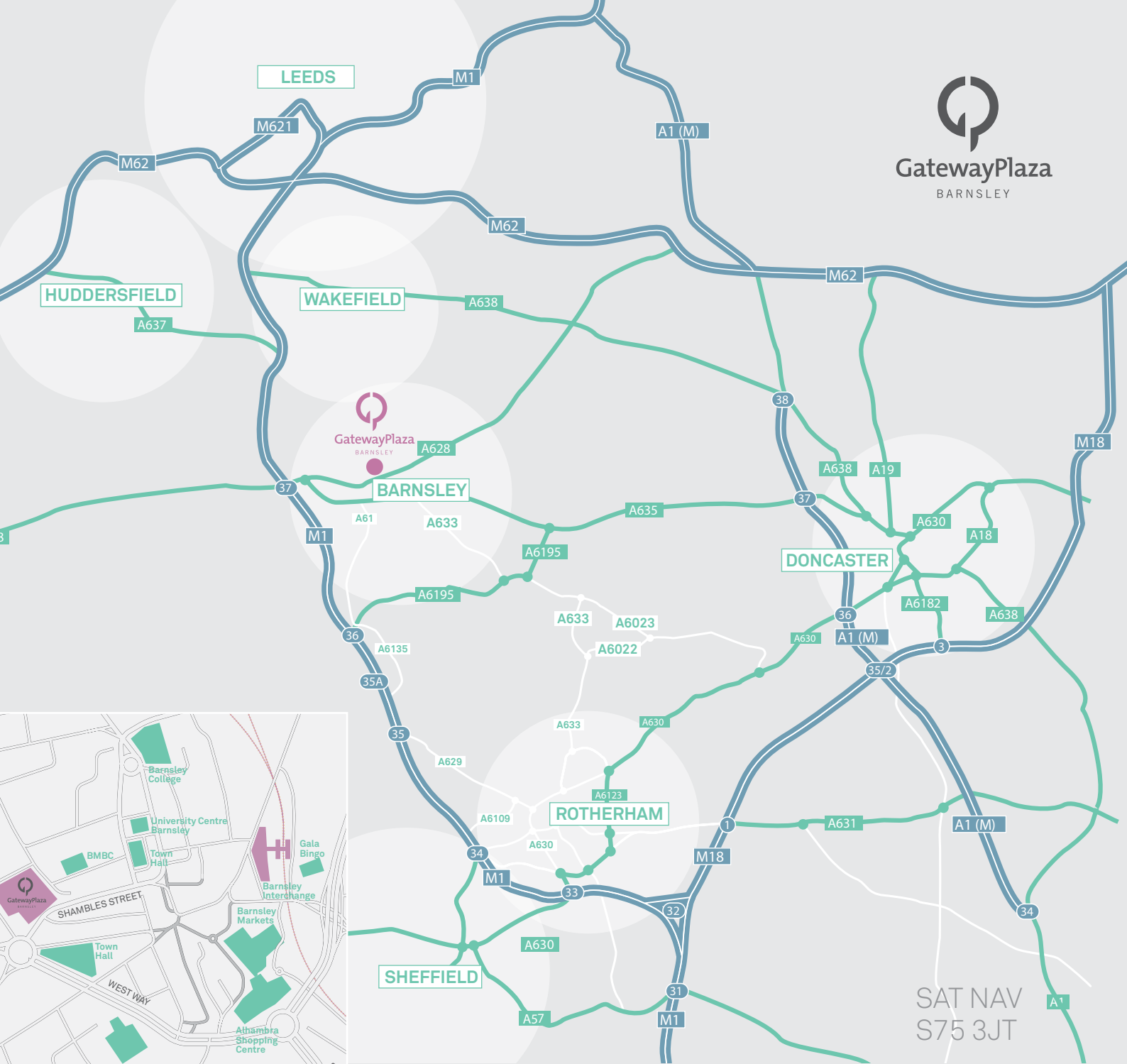
## CURRENT OCCUPIERS AT GATEWAY PLAZA INCLUDE :

1. Barnsley Council - 80,000 sq ft
2. Bernaslai Homes - 16,000 sq ft
3. Premier Inn - 110 Bed Hotel Opened June 2010
4. The Glass House - Table Table Restaurant Opened June 2010
5. NHS Health centre - 8,500 sq ft
6. NHS Dental Centre
7. 188 luxury apartments
8. Multi-storey Carpark with 550 spaces





Gateway Plaza  
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# ALL CONNECTED WITH PREMIUM ROAD NETWORKS

Located in the heart of the UK, getting to and around Barnsley couldn't be easier. With extensive transport facilities via road and rail you could be exploring the local countryside, indulging in retail therapy or experiencing exciting performances at the many local theatres.

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#### BY ROAD

Travelling to Barnsley couldn't be easier. Barnsley is located between the nation's most important motorways including the M1, M62 and A1, served by three major road junctions and junction 37 of the M1 motorway is just one mile from the town centre. Barnsley also boasts excellent car parking facilities, with free car parking available at weekends and well signposted routes to make travelling simple.

#### BY PUBLIC TRANSPORT

The new colourful curved Barnsley Transport Interchange combines bus, rail, coach and taxi travel alongside retail units, a café and an information centre. The airy and welcoming space creates a transport hub in the heart of the town centre not only linking Barnsley with the rest of the UK and Europe but also to the many leisure, cultural and shopping experiences that Barnsley has to offer.



## IN THE HEART OF THE NEW BUSINESS DISTRICT

Gateway Plaza is ideally situated off the A628 (Dodworth Road) located just 1.2 miles from Junction 37 of the M1 Motorway providing excellent access. The development is right at the heart of the town centre which provides additional travel benefits with a bus and train interchange just a short walk away. Barnsley has a lot to offer those who live and work here. Barnsley has a vibrant town centre featuring pedestrian precincts with high street stores, restaurants, cafes, theatres, museums, art galleries, hotels, sports and leisure facilities, and a renowned 700 year old market which is open five days a week.

During a consultation, local people told the Council that the three best things about Barnsley are the friendly people, the variety of shops and the beautiful countryside. Barnsley is already a thriving 218,000 strong community. Based in the middle of some of the most stunning national park scenery in England, Barnsley covers an area of 127 square miles, and is one of the most extensive metropolitan areas – the fourth largest metropolitan borough in the UK.

#### LOCAL AMENITIES INCLUDE:

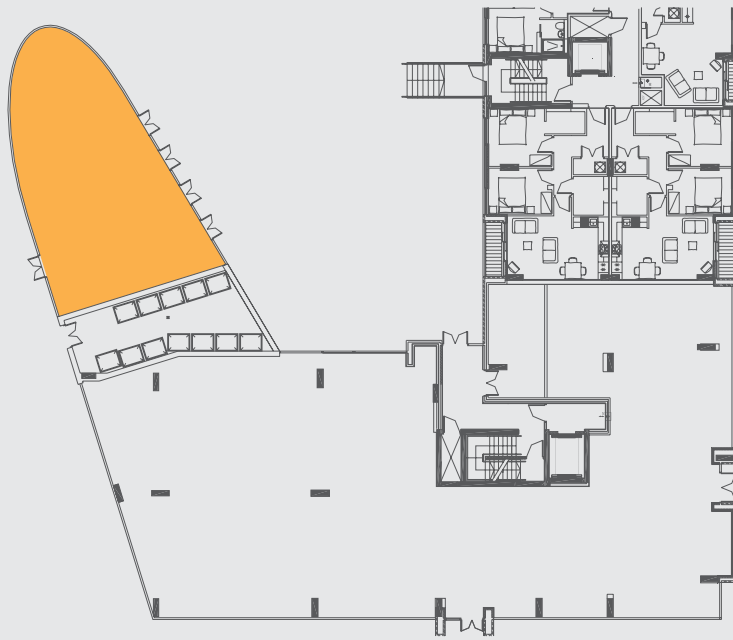
1. Morrisons
2. On-Site Retail Units
3. Lamp Room Theatre
4. Meeting Facilities adjacent
5. Table Table Bar & Restaurant
6. NHS Health & Dental Centre
7. Premier Inn
8. Multi-storey Carpark with 550 spaces

#### 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

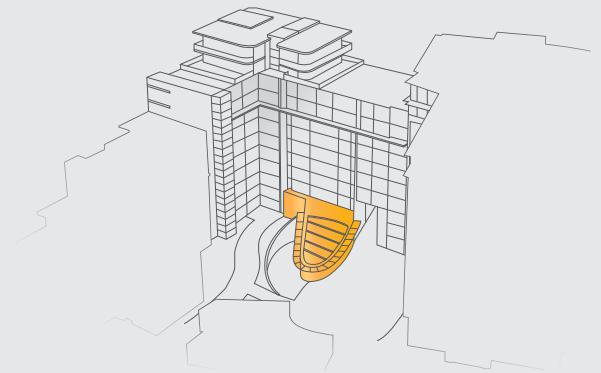
Travel times and distances sourced from Google Maps, all times and distances are for travel by car.

UNIT 1 (PROPOSED DESIGN)

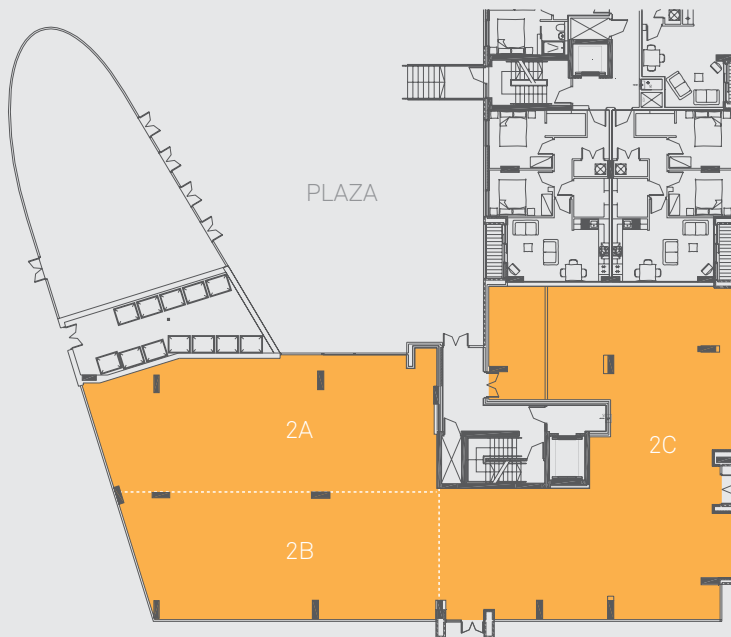


PROPOSED AVAILABLE SPACE

	SQ FT	SQ M
<b>Total</b>	<b>1,250</b>	<b>116</b>



UNIT 2



AVAILABLE SPACE

	SQ FT	SQ M
Unit 2a	1,425	132
Unit 2b	1,200	112
Unit 2c	2,600	241
<b>Total</b>	<b>5,225</b>	<b>485</b>

Suites can be flexible to suit occupiers requirements.



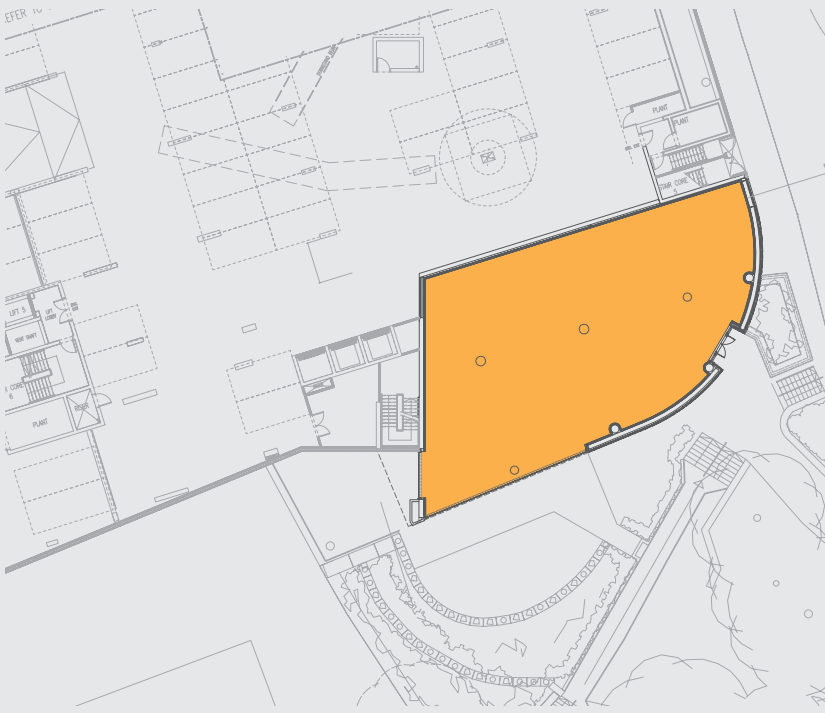
# DRAMATIC ARCHITECTURE FOR MAXIMUM IMPACT

**Unit 1** is an ideal opportunity for any occupier who wishes to take centre stage in the heart of the courtyard and have a building designed around them.

**Unit 2** is a prominent Convenience and Retail unit which can be split to accommodate a number of uses or can be utilised as one larger retail unit. The unit fronts on to Sackville Street and has the benefit of a loading bay

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CATHEDRAL UNIT

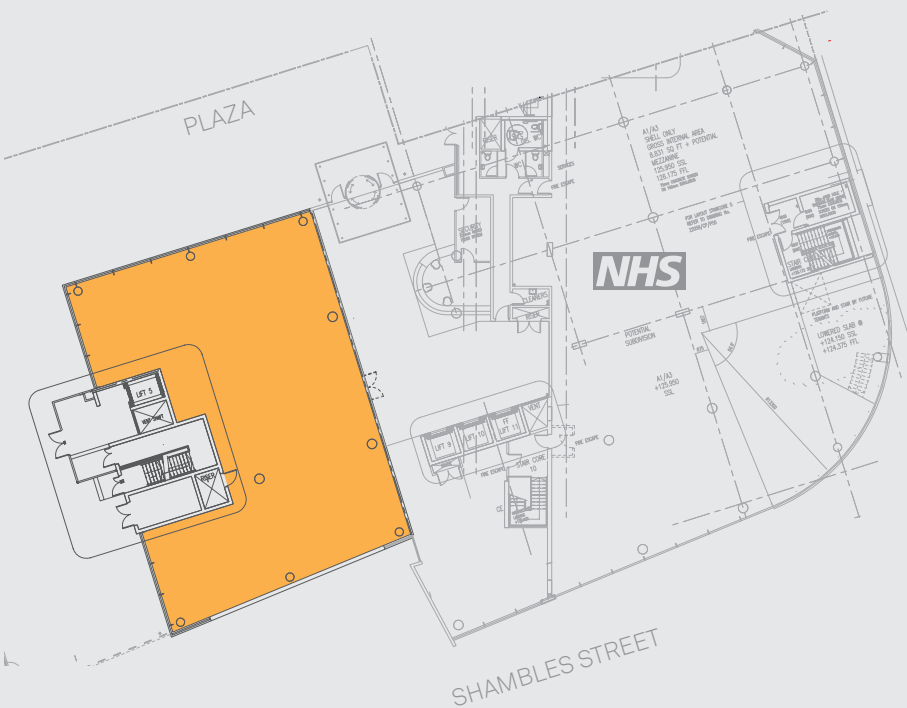


AVAILABLE SPACE

	SQ FT	SQ M
Without Mezzanine	3,891	362
With Mezzanine	6,474	601

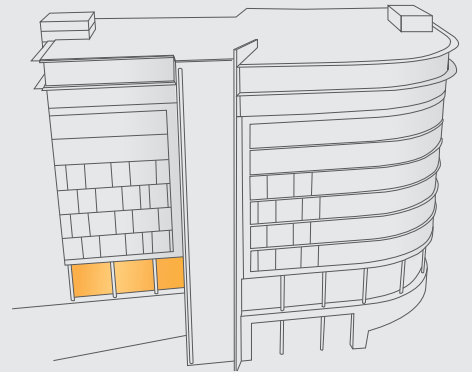


UNIT 3



AVAILABLE SPACE

	SQ FT	SQ M
Without Mezzanine	4,344	404
With Mezzanine	8,688	807



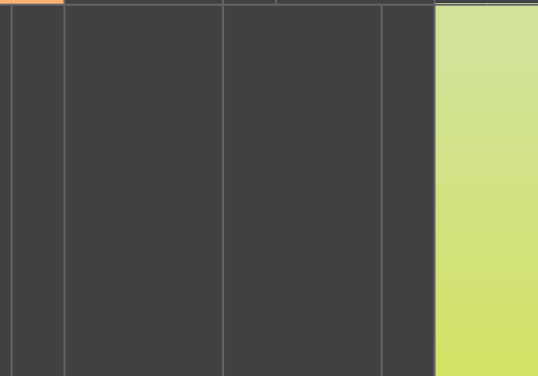
# FLEXIBLE UNITS WHICH CAN BE SPLIT TO SUIT THE OCCUPIERS NEEDS

**The Cathedral Unit** is located on the famous Pinfold Steps area facing on to Shambles Street, this striking double height unit with a large terraced area provides occupiers the flexibility to install a mezzanine level for maximum impact. This prominent location offers great visibility for your business.

**Unit 3** is the ideal location for your business, directly below the fully occupied Offices with large double height frontage onto the Plaza. This unit also allows for the installation of a mezzanine.

**GATEWAY PLAZA**  
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For more information please contact the agents  
or visit us online at [www.gatewayplaza.co.uk](http://www.gatewayplaza.co.uk)

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