

A NEW BUILD-TO-SUIT INDUSTRIAL / LOGISTICS DEVELOPMENT

LINKWAY

BARNESLEY

J36 M1 / J37 A1(M) / S63 9FA

OUTLINE PLANNING CONSENT FOR UNITS
FROM 100,000 SQ FT – 1,000,000 SQ FT

TO LET / FOR SALE

linkwaybarnsley.co.uk

BESPOKE WAREHOUSE UNITS AVAILABLE FROM 100,000 SQ FT - 1,000,000 SQ FT



M1 / A1(M)
motorway
access



12 MVA
Power



Strategic
Northern
Location



Net Zero
Carbon
Construction

LB345

LB840

LB568



LB370

A635

West / Barnsley / M1 J36

Newly constructed
A635 access roundabout

East / Doncaster / A1(M) J37

INTRODUCTION

Linkway Barnsley is a new prime industrial and logistics park by renowned developer, Newlands Developments. Linkway Barnsley is ideally positioned fronting the A635 between the M1 and A1(M) motorways adjacent to the town of Goldthorpe at the boundary of Barnsley, Doncaster and Rotherham, and offers immediate access to the national highways network.

Benefitting from a substantial power supply and coupled with Newlands Developments future-proofed base specification, Linkway Barnsley offers occupiers the opportunity of market-leading bespoke Build to Suit property solutions from 100,000 sq ft - 1,000,000 sq ft with access to a considerable and diverse labour pool.



Sat Nav: **S63 9FA**

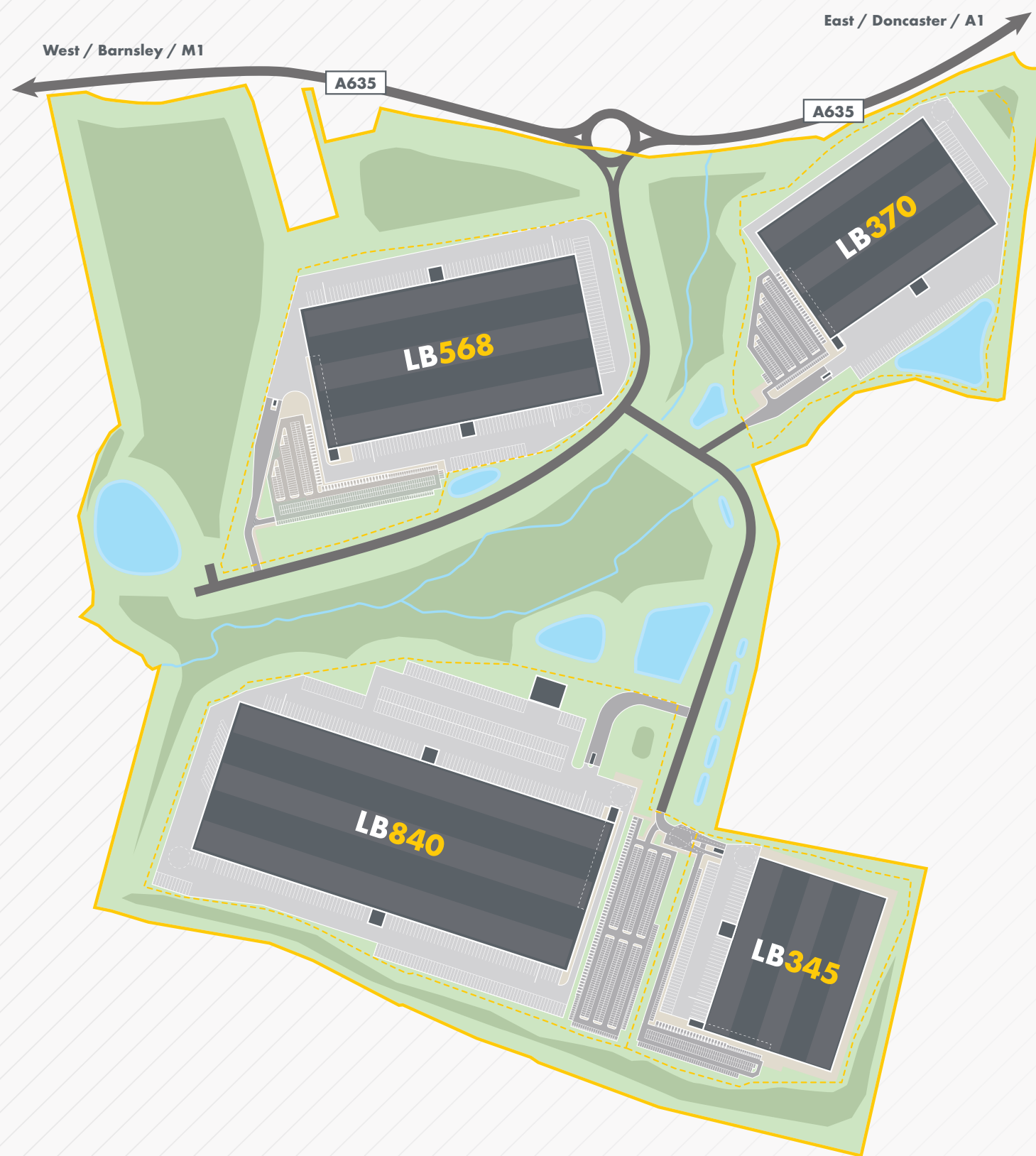
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Illustrative layout

INDICATIVE MASTERPLANS

Linkway Barnsley benefits from an outline planning consent for B2 general industrial and B8 storage or distribution uses. We can offer flexibility to meet occupiers' specific requirements, accommodating units from 100,000 sq ft to 1,000,000 sq ft. The development will be constructed to the highest standards and will benefit from the latest ESG features.

OPTION 1



	SQ M	SQ FT
LB 568		
Warehouse	49,564	533,500
Two Storey Office	2,323	25,000
Transport Office	930	10,000
Gatehouse	28	300
Total	52,845	568,800
LB 370		
Warehouse	32,214	346,750
Two Storey Office	1,695	18,250
Transport Office	465	5,000
Gatehouse	28	300
Total	34,402	370,300
LB 840		
Warehouse	74,787	805,000
Two Storey Office	2,323	25,000
Transport Office	930	10,000
Gatehouse	28	300
Total	78,066	840,300
LB 345		
Warehouse	30,008	323,000
Two Storey Office	1,579	17,000
Transport Office	465	5,000
Gatehouse	28	300
Total	32,080	345,300

OPTION 2



	SQ M	SQ FT
UNIT 1a		
Warehouse	18,093	194,750
Two Storey Office	952	10,250
Transport Office	465	5,000
Gatehouse	28	300
Total	19,538	210,300
UNIT 1b		
Warehouse	29,566	318,250
Two Storey Office	1,556	16,750
Transport Office	465	5,000
Gatehouse	28	300
Total	31,615	340,300
UNIT 2a		
Warehouse	11,032	118,750
Two Storey Office	581	6,250
Total	11,613	125,000
UNIT 2b		
Warehouse	13,459	144,875
Two Storey Office	708	7,625
Total	14,168	152,500
UNIT 2c		
Warehouse	8,826	95,000
Two Storey Office	465	5,000
Total	9,290	100,000
UNIT 3a		
Warehouse	21,581	232,300
Two Storey Office	1,133	12,200
Transport Office	232	2,500
Gatehouse	28	300
Total	22,300	247,300
UNIT 3b		
Warehouse	40,143	432,100
Two Storey Office	2,109	22,700
Transport Office	465	5,000
Gatehouse	28	300
Total	42,744	460,100
UNIT 3c		
Warehouse	19,101	205,600
Two Storey Office	1,003	10,800
Transport Office	232	2,500
Gatehouse	28	300
Total	20,364	219,200
UNIT 3d		
Warehouse	17,707	190,600
Two Storey Office	929	10,000
Transport Office	232	2,500
Gatehouse	28	300
Total	18,896	203,400

BESPOKE FUTURE PROOFED SPECIFICATION

INDUSTRIAL / WAREHOUSE

- Larger secure yard areas
- Single sided and cross docked solutions
- Ground level and dock level loading
- Total Scheme Power – 12 MVA ⚡
- Floor loading 50 kN/m²
- 12% Rooflights
- Gatehouse

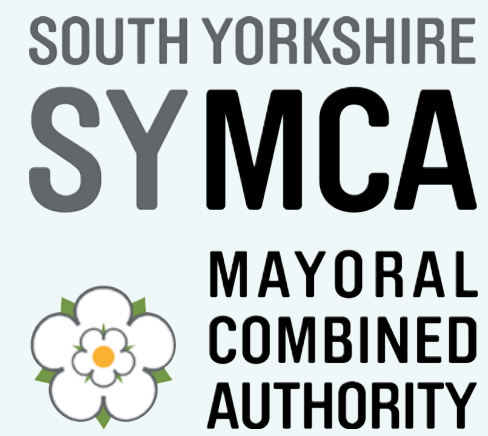
OFFICE

- High Quality Office Space
- Comfort cooling to offices
- Smart control LED lighting
- Fully raised floors

ENVIRONMENT

- Target EPC A Rating
- Target BREEAM Excellent
- Net Zero Carbon in Operation
- Warehouse roof 100% PV ready
- Air source heat pump technology
- Air Tightness to 2.5m³/hr/m²
- Rainwater Harvesting
- Solar thermal hotwater system
- EV charging: 10% installed / 20% passive
- New pedestrian and cycle paths throughout the development
- Local bus stop improvements and upgrades to existing bus services

WE GO BEYOND



The site is an '**Opportunity Site**' within the Investment Zone.

For further information and support contact:

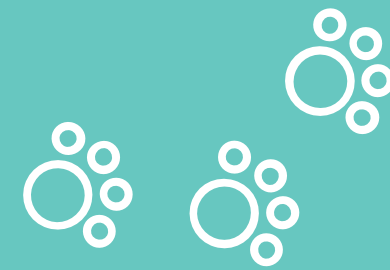
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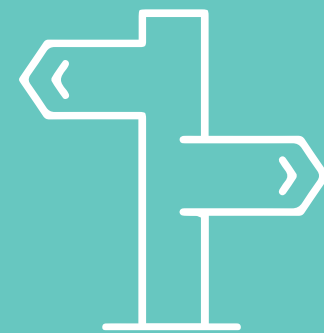
Over **95 acres** of dedicated landscaping and green space throughout the park.



26 acres of specialist habitat and breeding ground for the marsh harrier and ground nesting birds.



Enhanced **wildlife corridor** alongside Carr Dike, providing ecological protection for various species.



Significant upgrades to the existing **Public Right of Way** linking the development to Bolton Upon Dearne.



650 new trees and **6,500m** of new hedgerows will be planted.



Improved **local cycle routes** and **bus services** to promote sustainable modes of transport.

REGIONAL DEMOGRAPHICS

Manual Labour Supply

Barnsley has a strong tradition of hands-on expertise — with skilled trades making up **13.7%** of the local workforce and process & machine operatives a further **10.9%**, offering employers a ready-made pool of industrial talent.

(Source: ONS/NOMIS 2025)

Rapidly Growing Population

Barnsley's population is forecast to reach **256,000** in 2025 and **262,000** by 2030 — one of the fastest-growing boroughs in the Yorkshire & Humber region, bringing sustained growth in available workforce.

(Source: ONS Population Projections 2025)

Skilled Labour Supply

85.5% of Barnsley's working-age residents hold at least an NVQ Level 1 equivalent qualification — with nearly a third qualified to degree level or above, ensuring a versatile and capable workforce.

(Source: ONS/NOMIS)

62%
of the population
are of working age

(Source: ONS/NOMIS)



69%

of residents are in employment With a local unemployment rate of just **4.0%** and an active Pathways to Work programme which launched in 2025, Barnsley's labour market is both productive and continuously improving.

(Source: ONS/NOMIS)

Future Growth

With **22,500** additional residents projected over the next decade, Barnsley's growing population means a deepening talent pipeline — making it an increasingly attractive location for long-term business investment.

(Source: Barnsley JSNA / ONS)

Local Labour Supply

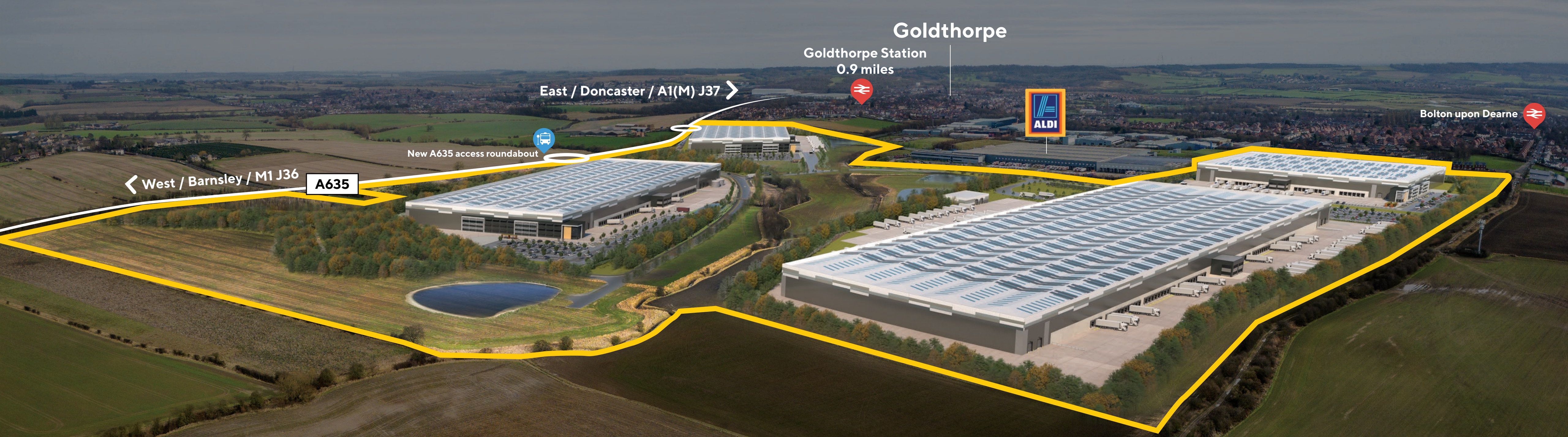
A Pathways to Work Commission pilot, launched in spring 2025, is targeting over **2,000** economically inactive residents back into employment — unlocking a significant untapped local workforce.

(Source: Pathways to Work Commission, 2025)

Weekly Earnings

At an average full-time salary of **£45,200** — below the UK average of **£48,500** — Barnsley offers businesses a highly competitive employment cost base without compromising on quality.

(Source: ONS ASHE 2025)



THE LOCAL AREA

The site benefits from a variety of sustainable travel options to and from the site. Bus stops are located to the entrance of Linkway Barnsley on the A635. These stops are served by a variety of services (218, 218a and X19) offering connections to and from Barnsley town centre, Goldthorpe, Rotherham and Doncaster.

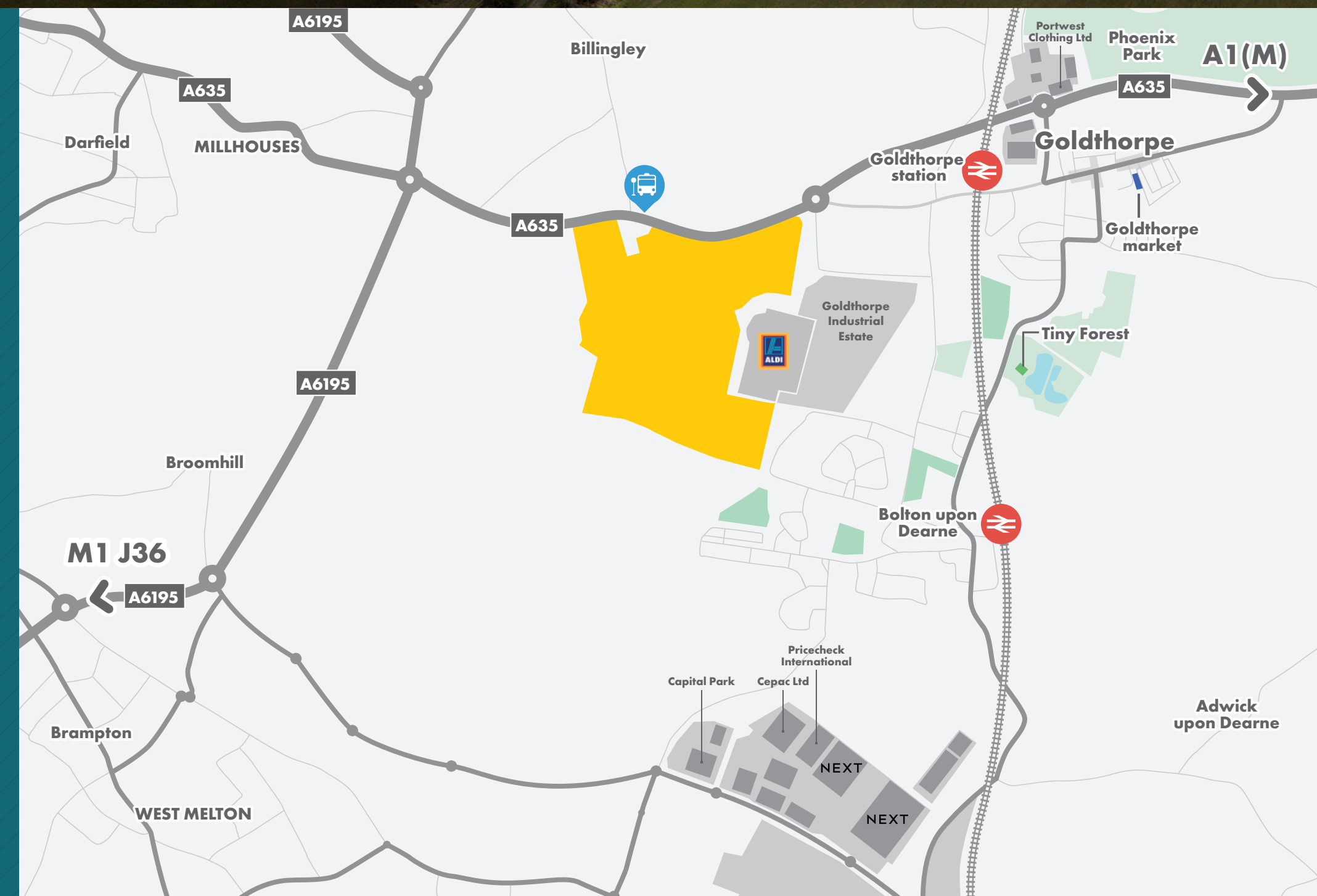
Goldthorpe Rail Station is situated 1 mile from Linkway Barnsley. The station can be reached by bike (6-minute cycle) by bus, or on foot (20-minute walk). The station offers services to Sheffield, Leeds, Wakefield and Doncaster.

Linkway Barnsley is situated within the Dearne Valley area of Barnsley, an established industrial and logistics location, home to a variety of occupiers such as Aldi, ASOS and Next.

As part of the Goldthorpe Towns Fund Deal, more than £23m is being invested to help regenerate, renew and revitalise, Goldthorpe, Thurnscoe and Bolton upon Dearne. This funding will see significant improvements to the local area such as upgrades to Phoenix Park, the Tiny Forrest and Goldthorpe Market.



New A635 access roundabout



OUR VISION

Leading the market in delivering high quality, critical infrastructure that facilitates the efficient, sustainable, and effective supply of goods to businesses and consumers. Cutting edge green credentials, and embedding our developments in the communities they serve, sits at the very heart of our company's ethos.

Our 'We Go Beyond' ESG Philosophy



'We Go Beyond' is our philosophy to integrate Social Value through our business operations; providing environmental, social and economic benefits for our stakeholders into the future. We are committed to:

- Delivering Prosperity for Local Communities
- Creating Healthy Sustainable Places
- Investing in our People

Net Zero Approach



We are committed to analysing our carbon footprint throughout our business operations and integrating plans to minimise our impact in line with the NZC decarbonization pathway.

We will monitor our performance on a quarterly basis to ensure we continue to act as a responsible business.

UN Sustainable Development Goals



Our commitments are underpinned by targeted objectives and opportunities in line with the following five UN Sustainable Development Goals.

- 8: Decent Work & Economic Growth
- 9: Industry, Innovation & Infrastructure
- 11: Sustainable Cities & Communities
- 12: Responsible Consumption & Production
- 13: Climate Action

Accreditations



Commit to supporting the UN Sustainable Development Goals and shadow UNGC principles (Human Rights, Labour, Environment and Anti-Corruption). Align with the UKGBC Advancing Net Zero program and the Better Buildings Partnership climate commitment.



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Comprehensive support is available through Barnsley MBC's Enterprise Barnsley Team, including guidance on access to finance, recruitment and training.

For more information contact Hazel Sykes,
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