



# GatewayPlaza

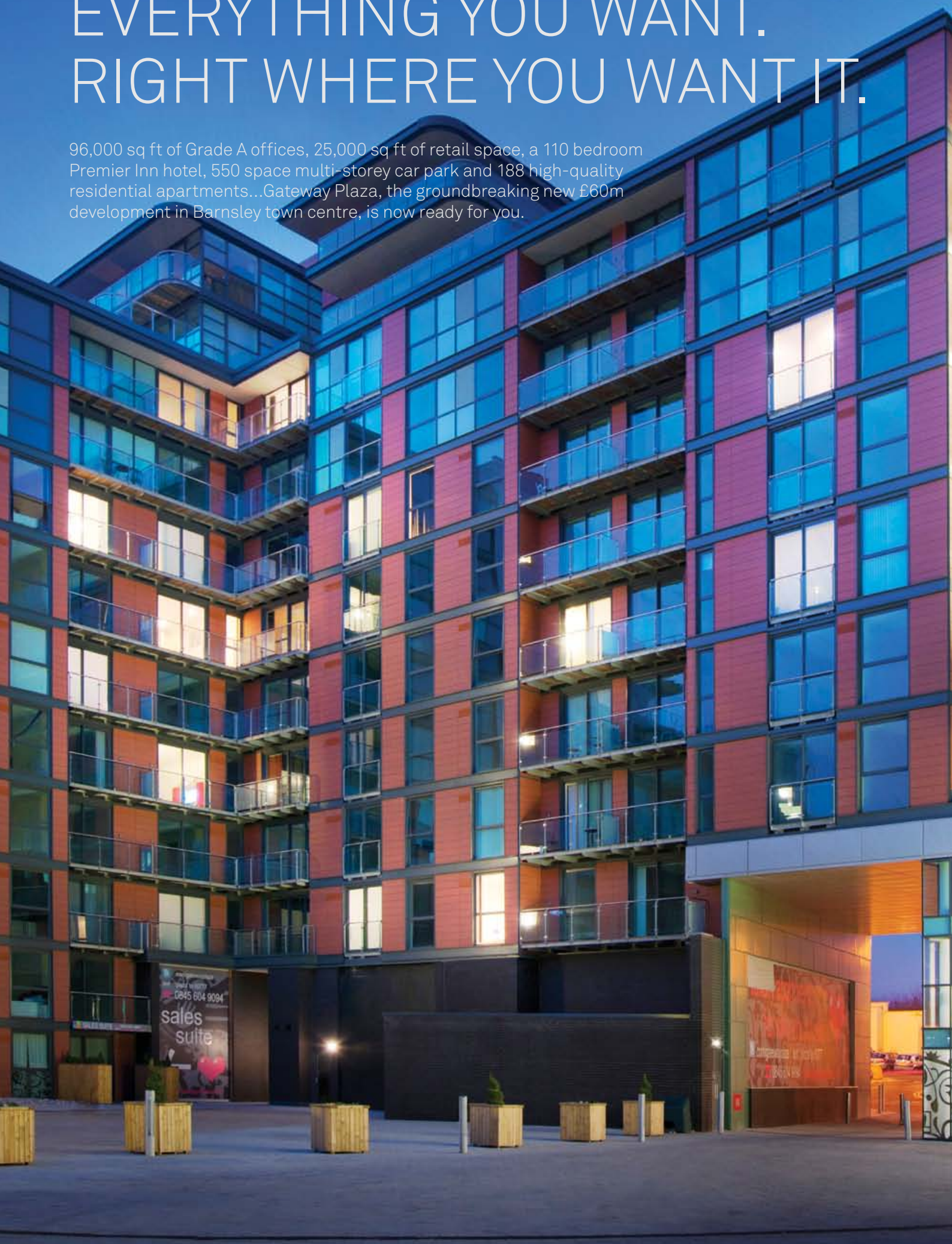
BARNSELEY

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



# EVERYTHING YOU WANT. RIGHT WHERE YOU WANT IT.

96,000 sq ft of Grade A offices, 25,000 sq ft of retail space, a 110 bedroom Premier Inn hotel, 550 space multi-storey car park and 188 high-quality residential apartments...Gateway Plaza, the groundbreaking new £60m development in Barnsley town centre, is now ready for you.







GatewayPlaza  
BARNSELEY



# PREMIUM SITE. PREMIUM FOOTFALL.

The newly completed Gateway Plaza has a great range of high quality amenities, creating one of the most prestigious and high profile developments in the region.

With 900 staff in the fully let office space, and 188 luxurious apartments in the Plaza Quarter residential scheme there's a very healthy footfall already established. And, if you include the 20,000 visitors that have passed through the doors of the NHS Health & Dental Centre since opening then you have a potential target market that would be the envy of any new business.

There's also a Premier Inn Hotel with 110 bedrooms, the busy Whitbread Glass House bar/restaurant and ample on-site car parking at this exciting new destination conveniently located in the heart of Barnsley.

GATEWAY  
PLAZA  
WHERE  
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# A NEW DEVELOPMENT. THE DESTINATION.

GATEWAY PLAZA'S CURRENT OCCUPIERS INCLUDE:

1. Barnsley Council (80,000 sq ft)
2. Berneslai Homes (16,000 sq ft)
3. 110 bedroom Premier Inn hotel - opened June 2010
4. The Glass House Table Table restaurant - opened June 2010
5. NHS walk-in centre (8,500 sq ft) - opened June 2009
6. NHS dental practice - opened November 2010
7. 188 luxury apartments
8. Multi-storey car park with 550 spaces



**BARNSELEY**  
Metropolitan Borough Council

THE MANY EMPLOYERS CLOSE BY INCLUDE:

1. BMBC Westgate Office scheme
2. DWP - John Rideal House
3. HM Courts Service
4. South Yorkshire Police Authority
5. The Lamproom Theatre
6. Churchfields Office Park
7. Barnsley Hospital Trust
8. Over 15,000 people work within half a mile of Gateway Plaza



GATEWAY  
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# A WEALTH OF HIGH PROFILE NEIGHBOURS. A PROFITABLE OPPORTUNITY.

Gateway Plaza is perfectly placed in the centre of Barnsley. A diverse mix of independent and well-known retailers are just moments away, as well as a wide range of cultural, educational and social facilities and the vibrant residential areas of Victoria Road and Huddersfield Road.

GATEWAY  
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# THE RIGHT LOCATION. THE RIGHT CHOICE FOR RETAILERS.

- 2,100 households within ¼ mile of Gateway Plaza (source 2001 census)
- 188 luxury apartments, completed summer 2010
- NHS walk-in centre and dental practice
- Barnsley Council offices
- DWP
- South Yorkshire Police Authority
- Magistrates' Court
- The Lamproom Theatre
- Barnsley College

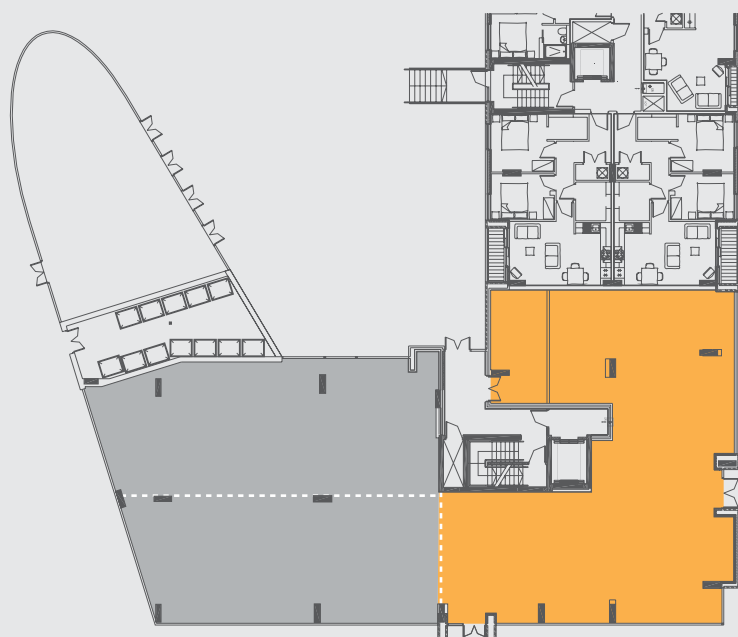
Barnsley is the fourth largest metropolitan borough in the UK, covering 127 square miles and in the centre of some of England's most stunning national park scenery. During a recent consultation, members of the thriving 218,000-strong community told the council its three best features are the friendly people, variety of shops and beautiful countryside.

## CATCHMENT

DISTANCE	POPULATION
Drive 5 Mins	85,836
Drive 30 Mins	1,565,814
Drive 60 Mins	4,292,945
Walk 5 Mins	8,942

Catchment sourced via BDA (Barnsley Development Agency)

## 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	Occupied (One Stop)	
Unit 2b	Occupied (One Stop)	
Unit 2c	2,600	241
<b>Total</b>	<b>2,600</b>	<b>241</b>

Suites can be flexible to suit occupiers requirements.



# DRAMATIC ARCHITECTURE. MAXIMUM IMPACT.

**Unit 1.** An ideal opportunity for those wishing to take centre stage in the heart of the courtyard and have a building designed around them.

**Unit 2.** This prominent Convenience and Retail unit can be split to accommodate a number of uses or utilised as one larger retail unit. Fronting onto Sackville Street, it includes the benefit of a loading bay.

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AVAILABLE SPACE

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

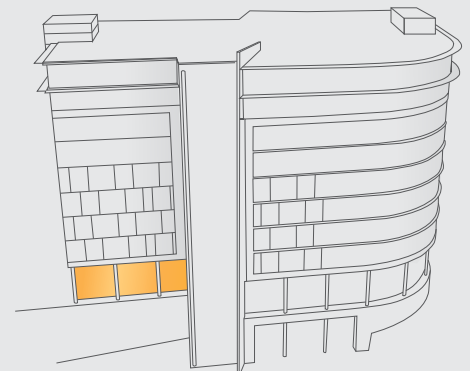


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AVAILABLE SPACE

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



FLEXIBLE UNITS WHICH CAN  
BE SPLIT TO SUIT YOUR NEEDS.

**The Cathedral Unit.** Prominently located on the famous newly redeveloped Pinfold Steps area

facing onto Shambles Street, this unit offers exceptional visibility for your business. A striking double height unit, its large terraced area also allows occupiers the option of installing a high impact mezzanine level.

**Unit 3.** Directly below the fully occupied offices, this unit includes a large, double height frontage onto the Plaza and also allows for the installation of a dramatic mezzanine level.

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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)

**Lambert  
Smith  
Hampton**

**0114 275 3752**  
[www.lsh.co.uk](http://www.lsh.co.uk)

ROB DARRINGTON  
[RDarrington@lsh.co.uk](mailto:RDarrington@lsh.co.uk)

PROPERTY CONSULTANTS

**wsb**

[www.wsbproperty.co.uk](http://www.wsbproperty.co.uk)  
**0113 234 1444**

ADAM MOBLEY  
[amobley@wsbproperty.co.uk](mailto:amobley@wsbproperty.co.uk)

COMMERCIAL  
RESIDENTIAL

**SMITHS  
CHARTERED  
SURVEYORS**

**01226 298456**

ANDREW CORBETT  
[andrew@smithsestateagents.co.uk](mailto:andrew@smithsestateagents.co.uk)

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