

**OPTION 1**

Schedule of Accommodation

Option 1		
Unit 1	500,000ft <sup>2</sup>	+5% Offices
Unit 2	174,000ft <sup>2</sup>	+5% Offices
Unit 3	135,000ft <sup>2</sup>	+5% Offices
Unit 4	100,000ft <sup>2</sup>	+5% Offices
Unit 5	136,000ft <sup>2</sup>	+5% Offices
Unit 6	35,000ft <sup>2</sup>	+5% Offices
Unit 7	60,000ft <sup>2</sup>	+5% Offices
Unit 8	4,500ft <sup>2</sup>	

<b>Total</b>	<b>1,144,500ft<sup>2</sup></b>	<b>Excluding Offices</b>
	<b>1,201,500ft<sup>2</sup></b>	<b>Including Offices</b>



Indicative Development Plot

Unit 8  
4,500ft<sup>2</sup>

Unit 7  
60,000ft<sup>2</sup>

Unit 6  
35,000ft<sup>2</sup>

Unit 4  
100,000ft<sup>2</sup>

Unit 3  
135,000ft<sup>2</sup>

Unit 5  
136,000ft<sup>2</sup>

Unit 2  
174,000ft<sup>2</sup>

Unit 1  
500,000ft<sup>2</sup>

Planning Approved

**Proposed Development  
Barnsley West,  
Barnsley**

Client: Sterling Capitol Plc  
Date: 10/10/23  
Job/Dwg: 13731-SK13C-Proposed Sketch Plan  
Scale: 1:2500@A2

THE HARRIS PARTNERSHIP  
ARCHITECTS  
2, St Johns North,  
Wakfield, WF1 3QK  
T: 01924 291 800  
F: 01924 290 072



www.harrispartnership.com

**OPTION 2**

Schedule of Accommodation

**Option 2**

Unit 1A	130,000ft <sup>2</sup>	+5% Offices
Unit 1B	120,000ft <sup>2</sup>	+5% Offices
Unit 1C	150,000ft <sup>2</sup>	+5% Offices
Unit 2	174,000ft <sup>2</sup>	+5% Offices
Unit 3	135,000ft <sup>2</sup>	+5% Offices
Unit 4	100,000ft <sup>2</sup>	+5% Offices
Unit 5	136,000ft <sup>2</sup>	+5% Offices
Unit 6	45,000ft <sup>2</sup>	+5% Offices
Unit 7	50,000ft <sup>2</sup>	+5% Offices
Unit 8	4,500ft <sup>2</sup>	

<b>Total</b>	<b>1,044,500ft<sup>2</sup></b>	<b>Excluding Offices</b>
	<b>1,096,500ft<sup>2</sup></b>	<b>Including Offices</b>



**Proposed Development  
Barnsley West,  
Barnsley**

Client: Sterling Capitol Plc  
Date: 10/10/23  
Job/Dwg: 13731-SK13A-Proposed Sketch Plan  
Scale: 1:2500@A2

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**OPTION 3**

Schedule of Accommodation

Option 3

Unit 1A	130,000ft <sup>2</sup>	+5% Offices
Unit 1B	120,000ft <sup>2</sup>	+5% Offices
Unit 1C	150,000ft <sup>2</sup>	+5% Offices
Unit 2	174,000ft <sup>2</sup>	+5% Offices
Unit 3	135,000ft <sup>2</sup>	+5% Offices
Unit 4A	45,000ft <sup>2</sup>	+5% Offices
Unit 4B	65,000ft <sup>2</sup>	+5% Offices
Unit 5A	40,000ft <sup>2</sup>	+5% Offices
Unit 5B	40,000ft <sup>2</sup>	+5% Offices
Unit 5C	35,000ft <sup>2</sup>	+5% Offices
Unit 6A	20,000ft <sup>2</sup>	+5% Offices
Unit 6B	15,000ft <sup>2</sup>	+5% Offices
Unit 6C	15,000ft <sup>2</sup>	+5% Offices
Unit 6D	20,000ft <sup>2</sup>	+5% Offices
Unit 6E	15,000ft <sup>2</sup>	+5% Offices
Unit 7	4,500ft <sup>2</sup>	+5% Offices

**Total** 1,023,500ft<sup>2</sup>  
Excluding Offices

1,074,450ft<sup>2</sup>  
Including Offices



**Proposed Development  
Barnsley West,  
Barnsley**

Client: Sterling Capitol Plc  
Date: 10/10/23  
Job/Dwg: 13731-SK13B-Proposed Sketch Plan  
Scale: 1:2500@A2

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**OPTION 4**

Schedule of Accommodation

**Option 4**

Unit 1A	290,000ft <sup>2</sup>	+5% Offices
Unit 1B	150,000ft <sup>2</sup>	+5% Offices
Unit 2	174,000ft <sup>2</sup>	+5% Offices
Unit 3	135,000ft <sup>2</sup>	+5% Offices
Unit 4	100,000ft <sup>2</sup>	+5% Offices
Unit 5	136,000ft <sup>2</sup>	+5% Offices
Unit 6	45,000ft <sup>2</sup>	+5% Offices
Unit 7	50,000ft <sup>2</sup>	+5% Offices
Unit 8	4,500ft <sup>2</sup>	+5% Offices

<b>Total</b>	<b>1,084,500ft<sup>2</sup></b>	<b>Excluding Offices</b>
	<b>1,138,500ft<sup>2</sup></b>	<b>Including Offices</b>



**Proposed Development  
Barnsley West,  
Barnsley**

Client: Sterling Capitol Plc  
Date: 10/10/23  
Job/Dwg: 13731-SK13-Proposed Sketch Plan  
Scale: 1:2500@A2

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