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TO LET

MODERN TOWN CENTRE OFFICES WITH ON SITE CAR PARKING

CHURCHFIELD COURT, BARNSELY, S70 2JT



SITUATION

The property is within the popular Churchfield Court development within the principle professional and civic office area of Barnsley. The Magistrates Court and the Police Station are opposite and the offices of Barnsley MBC Education Department are adjacent.

The new Barnsley MBC Westgate 1 Offices are close by as is the new Gateway Plaza office development at Town End.

Churchfield Court benefits from generous on site car parking as well as being close to several on street and surface parking areas. The offices overlook St Mary's gardens an attractive park and tree lined garden area.

DESCRIPTION and ACCOMMODATION

There are a range of ground floor and first floor suites of offices. All accommodation is carpeted, has a suspended ceiling, double glazed aluminium windows and gas central heating.

Ladies and Gents WC facilities and a small Kitchen are provided.

EXTERNAL

Dedicated parking spaces are included in a secure car park which has a barrier at the entrance controlled by allocated swipe cards.

SERVICES

Mains services comprising water, drainage, gas and electricity are connected.

RATES

All units are independently assessed for rating purposes. The RV under the 2005 Valuation List is indicated in the Schedule below.

Non domestic rates are payable in accordance with the Uniform Business Rate for 2008/2009 which is 46.2p in the £.

LEASE

The properties are available by way of new leases on internal repairing and insuring terms for a period of not less than three years. A service charge is levied in respect of external maintenance and decoration as well as the maintenance and upkeep of the common gardens and car park areas.

Multi let units also attract an additional service charge for the maintenance and upkeep of the buildings common parts.

AVAILABILITY

Unit	Type	Sq ft	Car Park	Annual Rent (pa)	RV	Status
14 (2I)	First Floor	1230	4	£14,500	£14,250	Available

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

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