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TO LET

2740 sq ft (plus mezzanine)

**MODERN TRADE COUNTER
WAREHOUSE**

**UNIT 27
CLAYCLIFFE BUSINESS PARK
CANNON WAY
BARUGH GREEN
BARNSELY, S75 1JT**



SITUATION

The property is situated on the recently developed and popular Claycliffe Industrial Estate at Barugh Green three miles to the west of Barnsley on the A635 Barnsley to Huddersfield Road.

It is well placed for connections to the M1 intersections at both J37 and J38.

DESCRIPTION

This is a purpose built trade counter warehouse being steel framed with brick and clad walls.

It is within a terrace of similar units and features a coloured aluminium and glazed “shop front” with a full height roller shutter goods door to one side.

ACCOMMODATION

	Dimensions	Description	Sq ft	Sq ft
Ground Floor	70'6" x 38'10"	Sales and Office	752	
		Warehouse	1988	2740
Mezzanine	32'0" x 23'5"	Office	286	
		Storage	466	752
			3492	

EXTERNAL

The unit is part of a development of trade counters that is highly visible from the main road. There is an extensive car parking area in front of the building with ample access space for loading purposes.

SERVICES

Mains services comprising water, electricity and drainage are connected.

RATES

An extract from the 2010 Valuation List is reproduced below:

<u>Billing Authority Reference</u>	<u>Description</u>	<u>£ RV</u>	<u>C</u>	<u>Effective Date</u>
50202017000411	WORKSHOP AND PREMISES	14,250	N	01 Apr 2010

National non domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

LEASE

A new full repairing and insuring lease is available for a term of years to be agreed although ideally not less than three years.

The initial rent required is £24,500 (Twenty Four Thousand and Five Hundred Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

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IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
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6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.