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**TO LET**

2268 sq ft warehouse  
plus 777 sq ft first floor offices

**MODERN WAREHOUSE**

UNIT 35  
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 modern warehouse being steel framed with brick and clad walls. It has two storey internal offices.

It is at the end of a terrace of similar units and features a coloured aluminium profile cladding with a full height roller shutter goods door.

**ACCOMMODATION**

|              | <b>Dimensions</b> | <b>Description</b> | <b>Sq ft</b> | <b>Sq ft</b> |
|--------------|-------------------|--------------------|--------------|--------------|
| Ground Floor | 57'4" x 39'6"     | Sales and Office   | 777          |              |
|              |                   | Warehouse          | 1491         | 2268         |
| First Floor  | 36'8" x 21'1"     | Offices            |              | 777          |
|              |                   |                    |              | <b>3045</b>  |

## EXTERNAL

There is a common apron and car parking area with delineated spaces.

## SERVICES

Mains services comprising water, electricity and drainage are connected. An air conditioning installation is fitted in the first floor offices.

## 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> |
|------------------------------------|-----------------------|-------------|----------|-----------------------|
| <a href="#">50202017345635</a>     | WORKSHOP AND PREMISES | 10,500      | 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

The property is available by way of a new full repairing and insuring lease is available for a term of years ideally of not less than three years at a rent of £15,500 (Fifteen Thousand, Five Hundred Pounds) per annum.

There is a service charge currently of £800 (Eight Hundred Pounds) per annum in respect of the maintenance and upkeep of the estate common areas.

## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

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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.
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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 6<sup>th</sup> 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.