



Hilltop Cottage, North Lane
Cawthorne, Barnsley
South Yorkshire, S75 4AG

Tel: 01226 791984

Fax: 01226 792383

Mobile: 07957 167322

Skype: chris.rowlandsandco

Web: www.chrisrowlands.co.uk

Email: chris@chrisrowlands.co.uk

STARTER INDUSTRIAL UNITS of 1134 sq ft

CONSTRUCTION WAY, off BARKSTON ROAD,

CARLTON INDUSTRIAL ESTATE

BARNSELEY, S71 3HU

Easy in/Easy out terms



LOCATION

These units are situated within a new development on the well established Carlton Industrial Estate which is about three miles to the north east of Barnsley.

Carlton is one of the longest established and most popular industrial locations within Barnsley. It is home to many national and regional companies as well as providing a wide range of accommodation for local businesses.

DESCRIPTION

These ten units completed in May 2006 provide self contained workshops built to a high standard with an enclosed car parking and a tarmacadam forecourt and yard area.

Units are steel framed with brick/block infill walling, power float concrete floor, steel profile roof sheeting and cladding. There is a separate pedestrian door and a goods/vehicular door to each unit.

Offices have electric storage heating. WC facilities are provided.

TENANCY TERMS

- Three-year term (Short Business Letting) that the tenant can terminate on three months notice.
- Rent payable monthly in advance. VAT is levied on all rent payments.
- Rent quoted includes maintenance charges for the upkeep of the common parts and external repairs.
- 3% annual increase in rent reserved.
- Tenant responsible for internal repairs and decorations and maintenance of doors and windows.
- Landlord is responsible for external structure.
- Rates payable by tenant direct to Barnsley MBC
- Rent Deposit and first months rent payable on commencement of tenancy.
- Tenancy Documentation Fee of £100 plus VAT payable by tenant.

RENTS (Subject to Availability)

<u>Units</u>	<u>Size (Sq Ft)</u>	<u>Rent per week</u>	<u>Rent per annum</u>	<u>Status</u>
1	1134			Let
2	1134			Let
3	1134			Let
4	1134			Let
5	1134			Let
6	1134			Let
7	1134			Let
8	1134	£125	£6,500	Available from June 2009
9	1134			Let
10	1134			Let

VIEWING

Contact Chris Rowlands & Co. 01226 791984 for current availability.

March 2009

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.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
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.