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ON THE INSTRUCTIONS OF



**SHORTWOOD BUSINESS  
PARK (PHASE II)**

**DEARNE VALLEY  
PARKWAY  
HOYLAND  
BARNSELY  
SOUTH YORKSHIRE  
S74 9LH**



***LAST REMAINING UNIT 5000 sq ft***

The development comprises 10 excellent quality business units each with dedicated car parking and service areas. Warehouse and office accommodation is provided at ground floor with capacity to extend the offices upwards in some units if required. The units are of a modern attractive design incorporating a high standard of external landscaping.

### **Location**

The development is located at Shortwood Business Park, close to Junction 36 of the M1 Motorway and just off the Dearne Valley Parkway. It is adjacent to the successfully completed Phase 1 development at Shortwood.

### **Specification**

Units are of modern attractive design and layout in keeping with Priority Sites developments in other locations and particularly the adjacent Phase I development.

They are steel portal framed with brick/block external walls and plastic coated steel profile external cladding and roof sheeting. Eaves height will be 6m to the underside of the portal haunch.

Standard specification includes:

- Ground floor offices occupying 7.5% of the floor area.
- Ladies and Gents Disabled WC compartments.
- Suspended ceiling, carpeting and kitchenette facility in the offices.

- Provision for first floor office future extension including windows at first floor leveling larger units.
- Production Area floor loading to min 30 KN/m2
- Electrically operated steel profile up and over goods door.
- Dedicated car parking and service yards enclosed by minimum 1.8m palisade fencing
- Quality landscaping
- Gas central heating to the office and WC areas. Heat and lighting to the production areas to be provided by end users

## Accommodation

This prestigious development comprises a mix of business and industrial units ranging from 4,000 to 10,000 sq ft.

Units currently available are:

Unit	Sq Ft	Type	PRICE	RENTAL (pa)	Car Spaces	RV
8b	5,000	Inner terrace	£350,000	£26,250	10	£21,500

## Rating

The figure indicated in the RV column is the Rateable Value indicated in the 2010 Valuation List.

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 £.

## Planning

Planning permission has been granted for B1 (business), B2 (general industrial), B8 (distribution and warehousing uses).

## Terms

The units are available for sale by way of a 999 year lease or to rent on a full repairing and insuring lease. Detailed lease terms can be tailored to occupier requirements.

Each party to bear their own legal costs incurred in any transaction. VAT will be charged on the sale, rent and other charges relating to the management of the development.

## Business Support

For information regarding the availability of financial assistance, recruitment and training support and business advice, please contact Shaun Higginbottom, Barnsley Development Agency, telephone 01226 787949 or email [shigginbottom@barnsleydevelopmentagency.co.uk](mailto:shigginbottom@barnsleydevelopmentagency.co.uk).

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