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## 4,000 Sq. Ft INDUSTRIAL BUILDING

TO LET (MAY SELL)

### UNIT 22 WHARNCLIFFE BUSINESS PARK

off LAITHES LANE, CARLTON, BARNSELY, SOUTH YORKSHIRE, S71 3HR



#### SITUATION

The property is located at Wharncliffe Business Park, Carlton, which is a prominently located site close to the well-established Carlton Industrial Estate four miles to the north of Barnsley. It is one of the largest and longest established industrial locations in the Barnsley Metropolitan Borough and is home to a variety of local, regional and national organisations.

Barnsley is strategically well placed on the main road and motorway network. This has been enhanced by the opening of the Dearne Towns A1-M1 Link Road and by the Coalfields link road which is a spur connecting Grimethorpe two miles away with the A1-M1 road at Darfield.

#### DESCRIPTION

This is a mid-terrace steel framed industrial building with steel profile insulated high clad elevations with a private office featuring aluminium glazing to the yard side.

The unit measures 63'9" x 62'9" thus providing a gross internal area of 4,000 sq. ft.

The offices occupy approximately 7.5% of the floor area and there are able bodied and disabled WC compartments.

## EXTERNAL

There is a fenced concrete yard area that is shared with the adjoining occupier at Unit 23.

## SERVICES

Mains services comprising water, drainage, gas and electricity are connected. There is a gas fired central heating system in the offices. The main goods door is electrically operated.

## RATES

An extract from the 2010 Valuation List is reproduced below.

| BA reference   | Address   | Description           | Rateable value | With effect from |
|----------------|---|-----------------------|----------------|------------------|
| 51000244000335 | UNIT 22, WHARNCLIFFE BUSINESS PARK,<br>MIDDLEWOODS WAY, ATHERSLEY, BARNESLEY,<br>SOUTH YORKSHIRE, S71 3HR | WORKSHOP AND PREMISES | £16,500        | 01 Apr 2010      |

Non domestic rates are payable in accordance with the Uniform Business Rate for 2011/2012 which is 43.3p in the £.

## LEASE and RENT

The owners will consider a flexible month to month licence or a longer term formal lease. The rent will be dependent on the form of agreement that is adopted and is likely to be in the range £1,500 to £1,650 per month.

## SALE

The owners are not looking to sell but will consider offers.

## VIEWING

By appointment with Chris Rowlands & Co. on 01226 791984 or e mail [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

## NOTE

A director of Chris Rowlands & Co. has an interest in the company that owns this building.

January 2012

### 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 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.