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## TO LET or MAY SELL

**10,368 sq ft MODERN INDUSTRIAL UNIT WITH LARGE DEDICATED YARD**

**6 SPRING HILL ROAD, PARK SPRING ROAD, PARK SPRINGS, BARNSELY, S72 7PD**



## SITUATION

The development is located approximately 4 miles to the North East of Barnsley in a newly developed location known as Park Springs, which is between the settlements of Grimethorpe and Great Houghton.

The development adjoins Park Springs Road with direct access to the A6195 Dearne Valley Parkway providing easy access to the A1 and M1, both of which are about 10 minutes drive away.

Park Springs is home to several major businesses including SASH UK, Symphony Kitchens, Countrywide Healthcare, Thornhill Silicons and Gala Tent Limited.

## DESCRIPTION and ACCOMMODATION

Unit 6 Park Springs was developed by Priority Sites Limited in 2004 as part of a small industrial development scheme.

The unit is detached and built on a steel portal frame with steel profile insulated cladding and roof sheeting.

<b>Ground Floor</b>	<b>Gross Internal Area (ft)</b>	<b>sq. ft</b>
Production Area, Original Office, Lobby, Ladies/Disabled and Gents/Disabled WC with more recent Stores, Works WC and Staff Rest Room.	144'0" x 72'0"	10,368

The eaves height to the underside of the haunch is 19'6" (6.00m).

The unit was designed in such a way that it can be split down the centre into two equal sections although there are currently only offices and facilities at one end.

There are two full height electrically operated roller shutter doors.

The floor is power float and polished concrete with a loading capacity of 37.5kN/sq m.

The office area amounts to 36'0" x 21'0" = 756 sq ft which equates to about 7.5% of the Gross Internal Area. The offices are well specified with aluminium double glazed door and window units, skirting trunking, suspended ceiling with Cat. II lighting and central heating.

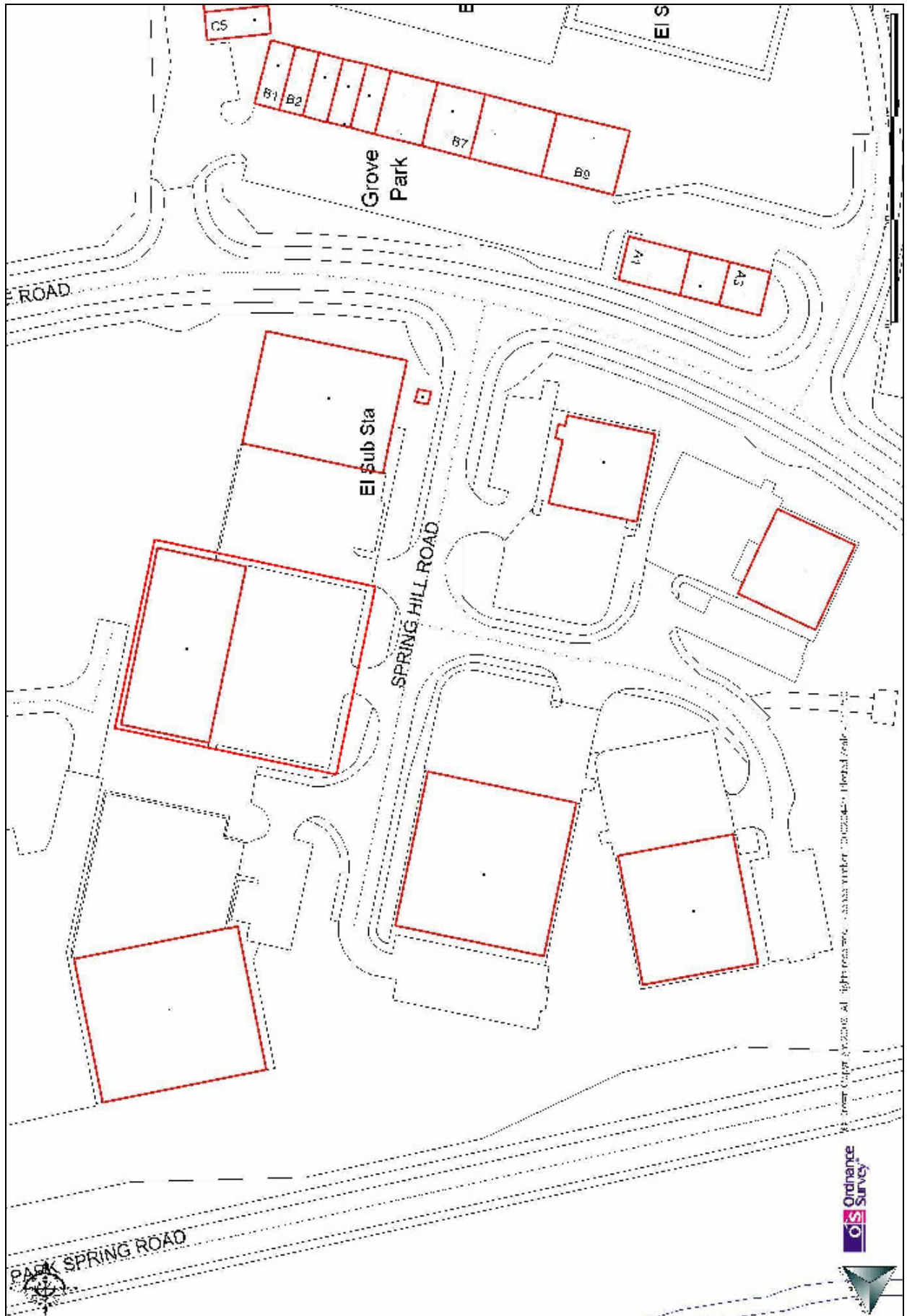


## **EXTERNAL**

The extent of the site is indicated edged red on the attached plan. The site is rectangular having a depth of 180'0" and a frontage of 155'0". The site area is 0.64 acres.

The building is positioned to the rear of the site and in front of it is a large concrete surfaced yard bounded by 1.8m high wire mesh security fencing and with a secure metal double gate at the entrance.

# SITE PLAN



Do not scale. Indicative boundaries only

## SERVICES

All mains services comprising water, drainage, gas and electricity are connected. A gas fired central heating system is installed in the offices. A gas fired Ambi Rad heating system with suspended radiant heaters is installed in the Workshop.

## 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="#">51800246152825</a>	WORKSHOP AND PREMISES	32,000	N	01 Apr 2010

National non domestic rates are 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 FRI lease on terms to be agreed although ideally a lease period of not less than three years is preferred.

## RENT

£35,000 (Thirty Five Thousand Pounds) per annum.

## SALE

Offers will be considered for a sale of the freehold interest.

## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

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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.
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.