



1 Rosemead  
Ingbirchworth  
Penistone  
Sheffield  
S36 7GQ

Tel: 01226 791984  
Fax: 01226 764242  
Mobile: 07957 167322  
Skype: chris.rowlandsandco

Web: [www.chrisrowlands.co.uk](http://www.chrisrowlands.co.uk)  
Email: [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

## **TO LET (MAY SELL)**

**EXCELLENT 25,646 sq ft (2,383 sq m) INDUSTRIAL/WAREHOUSE BUILDING**

**UNIT 3, SHORTWOOD COURT, SHORTWOOD BUSINESS PARK**

**BARNSELEY, S74 9NW**



### **SITUATION**

Shortwood Business Park is ideally situated about half a mile from Junction 36 of the M1 Motorway at Barnsley just off the A6195 Dearne Valley Parkway which connects through to the A1(M) Junction 37.

The site is well placed for connections throughout the region to the major centres including Sheffield, Leeds, Barnsley, Doncaster and Rotherham.

### **DESCRIPTION AND ACCOMMODATION**

This is an excellent detached industrial or warehouse building constructed in 2006 by Priority Sites Limited to a high specification.

It comprises a steel portal framed structure with brick/block infill walling to the plinth and steel profile sheet cladding. The roof is hipped with large over-sailing eaves and is covered with insulated steel profile sheeting.

Internally there are well appointed two storey open plan offices with Gents and Ladies/Disabled WC facilities and a passenger lift between floors. There are additional WC facilities accessed direct from the warehouse/factory.



Internal eaves height is 6m (19'8"). There are two full height plastic coated up and over vehicular entrance doors. Floor loading is understood to be 37.5KN/sq.m.

The accommodation measured on a Gross Internal Area comprises:

		<b>Dimensions</b>	<b>Sq ft</b>	<b>Sq m</b>
GF	Warehouse, Office and Entrance Foyer	183'1" x 133'4"	24413	2268
FF	Office	45'6" x 27'2"	1233	115
			<b>25646</b>	<b>2383</b>

## EXTERNAL

The building stands in an attractive landscaped setting with generous car parking facilities to the front and side with a loading and yard area to the rear.

## SERVICES

All mains services comprising water, drainage, gas and electricity are connected. A gas fired central heating system is installed to the offices with radiators throughout.

## 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="#">50505231000326</a>	WAREHOUSE AND PREMISES	89,500	N	01 Apr 2010

National non-domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2011/2012 is 43.3p in the £.

## LEASE and RENT

A new lease for a minimum period of five years is required on tenants full repairing and insuring terms. The initial rent required is £100,000 (One Hundred Thousand Pounds) per annum.



## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

[chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

Knight Frank 0114 272 9750 [rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)



## 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.

May 2011



1 Rosemead  
Ingbirchworth  
Penistone  
Sheffield  
S36 7GQ

Tel: 01226 791984  
Fax: 01226 764242  
Mobile: 07957 167322  
Skype: chris.rowlandsandco  
Web: [www.chrisrowlands.co.uk](http://www.chrisrowlands.co.uk)  
Email: [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

## **TO LET (MAY SELL)**

**EXCELLENT 25,646 sq ft (2,383 sq m) INDUSTRIAL/WAREHOUSE BUILDING**

**UNIT 3, SHORTWOOD COURT, SHORTWOOD BUSINESS PARK**

**BARNSELEY, S74 9NW**



### **SITUATION**

Shortwood Business Park is ideally situated about half a mile from Junction 36 of the M1 Motorway at Barnsley just off the A6195 Dearne Valley Parkway which connects through to the A1(M) Junction 37.

The site is well placed for connections throughout the region to the major centres including Sheffield, Leeds, Barnsley, Doncaster and Rotherham.

### **DESCRIPTION AND ACCOMMODATION**

This is an excellent detached industrial or warehouse building constructed in 2006 by Priority Sites Limited to a high specification.

It comprises a steel portal framed structure with brick/block infill walling to the plinth and steel profile sheet cladding. The roof is hipped with large over-sailing eaves and is covered with insulated steel profile sheeting.

Internally there are well appointed two storey open plan offices with Gents and Ladies/Disabled WC facilities and a passenger lift between floors. There are additional WC facilities accessed direct from the warehouse/factory.



Internal eaves height is 6m (19'8"). There are two full height plastic coated up and over vehicular entrance doors. Floor loading is understood to be 37.5KN/sq.m.

The accommodation measured on a Gross Internal Area comprises:

		<b>Dimensions</b>	<b>Sq ft</b>	<b>Sq m</b>
GF	Warehouse, Office and Entrance Foyer	183'1" x 133'4"	24413	2268
FF	Office	45'6" x 27'2"	1233	115
			<b>25646</b>	<b>2383</b>

## EXTERNAL

The building stands in an attractive landscaped setting with generous car parking facilities to the front and side with a loading and yard area to the rear.

## SERVICES

All mains services comprising water, drainage, gas and electricity are connected. A gas fired central heating system is installed to the offices with radiators throughout.

## 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="#">50505231000326</a>	WAREHOUSE AND PREMISES	89,500	N	01 Apr 2010

National non-domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2011/2012 is 43.3p in the £.

## LEASE and RENT

A new lease for a minimum period of five years is required on tenants full repairing and insuring terms. The initial rent required is £100,000 (One Hundred Thousand Pounds) per annum.



## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984

[chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

Knight Frank 0114 272 9750 [rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)



### 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.

May 2011