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GOLDTHORPE INDUSTRIAL ESTATE, GOLDTHORPE, BARNSELY, SOUTH YORKSHIRE

49-252 SQ M (530-2713 SQ FT) WORKSPACE TO LET

Easy in/Easy out



LOCATION

The industrial estate is located midway between Barnsley and Doncaster. It is near the motorway links, with the Goldthorpe by-pass forming part of the A1-M1 Dearne Towns link road, providing a connection through to the M1 at Junction 36.

DESCRIPTION

There are 25 factory/workshops in five separate terraces of mixed sizes with a tarmacadam forecourt and driveway areas. Car parking spaces are provided with each unit. The largest units have an external fenced compound.

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.

Kitchen and WC facilities are provided internally. Some units have an office.

All units are within a securely fenced site.

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.
- Stamp Duty payable by tenant.
- Tenancy Documentation Fee of £100 plus VAT payable by tenant.

RENTS (Subject to Availability)

<u>Unit Size (Sq Ft)</u>	<u>Rent</u>	<u>Units Available</u>
527		All Let
753		All Let
1001		All Let
1249		All Let
1496		All Let
2002		All Let
2713		All Let

VIEWING

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

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January 2010

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.