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ON THE INSTRUCTIONS OF



**SHORTWOOD BUSINESS
PARK (PHASE II)**

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



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

Managing Director: CM Rowlands FRICS, Company Secretary: J Rowlands
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- 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
6b	6,000	Inner terrace	£390,000	£31,500	12	£24,750
8b	5,000	Inner terrace	£350,000	£26,250	10	£21,500
8c	5,000	End terrace	£350,000	£26,250	10	£21,500
	63,000				126	

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 anticipated to be 41.3p 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.

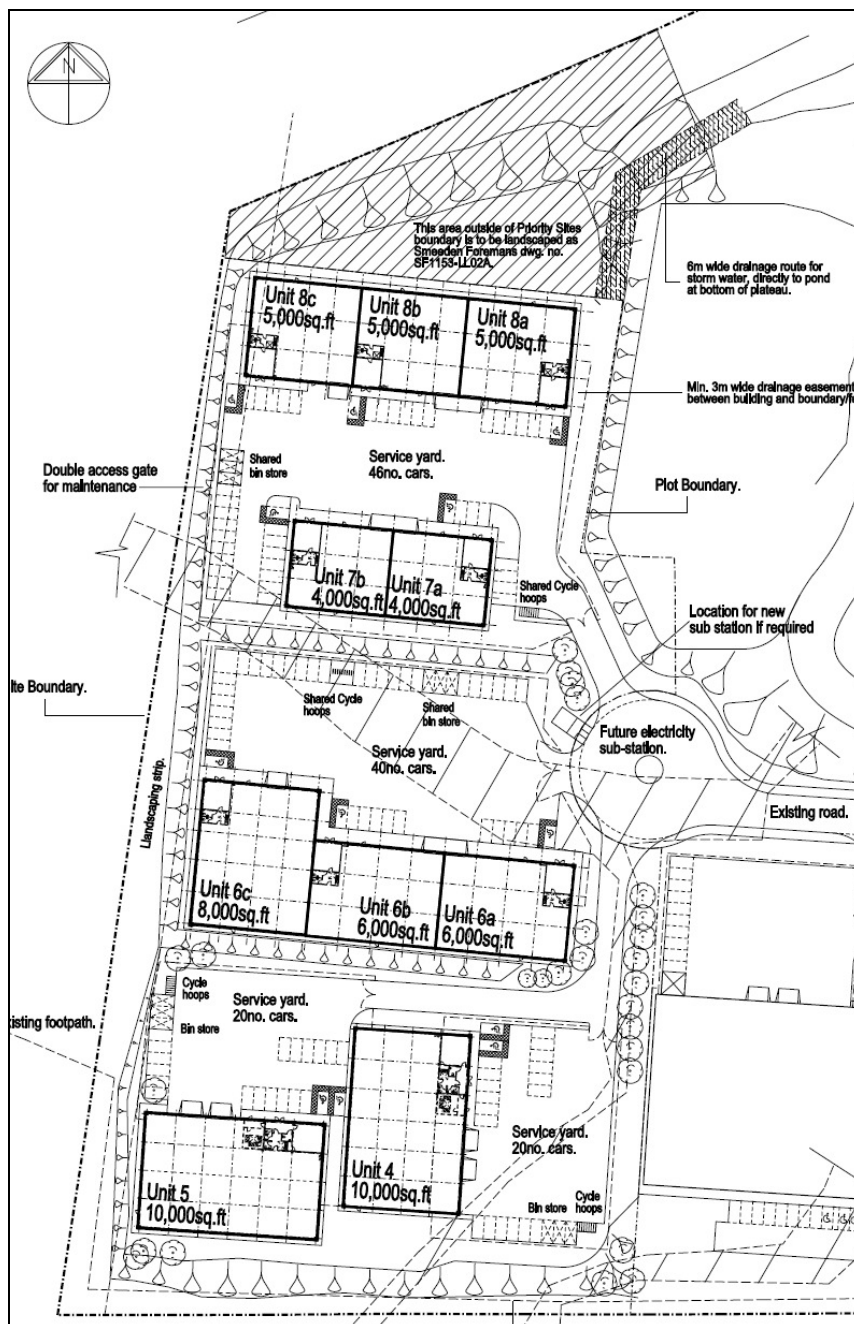
Business Support

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.

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March 2010

LAYOUT (do not scale)



Viewing

By appointment with Chris Rowlands & Co. on 01226 791984 or e mail chris@chrisrowlands.co.uk

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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:

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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.
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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.