



Hilltop Cottage, North Lane
Cawthorne, Barnsley
South Yorkshire, S75 4AG
Tel: 01226 791984
Fax: 01226 792383
Mobile: 07957 167322
Skype: chris.rowlandsandco
Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

WOODMOOR COURT, WHARNCLIFFE BUSINESS PARK

LAITHES LANE, CARLTON,

BARNSELY, SOUTH YORKSHIRE

69.70 – 139.40 SQ M (750-1500 SQ FT) WORKSPACE TO LET

Easy in/Easy out leases



LOCATION

Located at Wharncliffe Park, Carlton, prominently situated near the well established Carlton Industrial Estate four miles to the north of Barnsley.

DESCRIPTION

These ten units completed in December 2004 provide self contained workshops built to a high standard with generous office provision. They have generous car parking and a tarmacadam forecourt and yard area.

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.

Offices have electric storage heating. Kitchen and WC facilities are provided.

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

RENTS (Subject to Availability)

<u>Units</u>	<u>Size (Sq Ft)</u>	<u>Rent per week</u>	<u>Rent per annum</u>	<u>Available</u>
7	750			Let
8	750	£95	£4940.00	Available now
9	1500	£180	£9360.00	Available now
10	1500			Let
11	1000			Let
12	1250			Let
13	1250			Let
14	1250			Let
15	1250			Let
16	1500			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.