



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

TO LET **2252 sq ft**

CONTEMPORARY OFFICE
WITH EXTENSIVE CAR PARK

LOWER GROUND FLOOR

REAR OF 161 WILTHORPE
ROAD

BARNSELY, S75 1JQ



SITUATION

The property is situated opposite BBIC at Wilthorpe, Barnsley and to the rear of Vets4Pets about one mile to the west of Barnsley town centre.

The location is very convenient for connections throughout the town and the region generally. It is within a few minutes drive time of both Junctions 37 and 38 of the M1 Motorway. Sheffield and Leeds can both be reached by road within half an hour.

DESCRIPTION

This is a former garage that has been sympathetically converted into modern office accommodation that is compliant with Disability Discrimination Act requirements.

Externally the building is clad in steel profile sheeting but internally it offers modern office space with suspended ceilings, double glazed windows, carpeting throughout, central heating, access ramps etc.

It has been occupied by National Children's Homes who now need additional space and are moving elsewhere.

ACCOMMODATION

Ground Floor	Dimensions	Sq ft
Open Plan office that has been subdivided into a range of private and general offices with a central corridor.	62'0" x 29'7" less WC area	1750
Storage and archive area 1	12'0" x 6'6"	152
Storage and archive area 2		250
		2252

EXTERNAL

A large car park is available with this property with space to accommodate about twelve cars.

SERVICES

Mains services comprising water, drainage, gas and electricity are connected. Heating is by way of gas fired central heating.



RATES

An extract from the 2005 Valuation List is reproduced below.

<u>Billing Authority Reference</u>	<u>Description</u>	<u>£ RV</u>	<u>C</u>	<u>Effective Date</u>	<u>List Alteration Date</u>	<u>Summary Valuation</u>
50202229116092	OFFICES AND PREMISES	10,250	N	01 Apr 2005		Valuation

National non domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2009/2010 is 48.5p in the £.

LEASE

A new lease is available for a term of years to be agreed although ideally no less than three years. The initial rent required is £15,000 (Fifteen Thousand Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

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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 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.