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FOR SALE (MAY LET) 1210 sq ft

EXCELLENT MODERN OFFICE

3 MORSTON CLAYCLIFFE OFFICE PARK

WHALEY ROAD

BARUGH GREEN

BARNSLEY, S75 1HQ



SITUATION

The property is situated on the Morston Claycliffe Office Park at Barugh Green, Barnsley about two miles 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 modern office unit being part of a development dating from about 2003 that was built by Morston Assets. It is a mid-terrace unit of five offices and there is another terrace of five opposite.

The building is brick built with a tiled roof. It has coloured aluminium double glazed window and door units and a canopy over the main entrance.

ACCOMMODATION

	Description	Dimensions	Sq ft
Ground Floor	Entrance Foyer		
	Ladies/Disabled WC		
	Gents WC		
	Office, mainly open plan but with one private office and a kitchen area partitioned off.	24'10" x 23'4" less 13'2" x 3'10"	529

First Floor Originally open plan but now subdivided.

33'4" x 24'8" less 681
14'5" x 9'9"

1210

EXTERNAL

Five parking spaces are provided with this unit. A service charge will be levied in respect of the upkeep of the car park, access and common external areas.

SERVICES

Mains services comprising water, drainage and electricity are connected. Heating is by way of electric storage heaters.

RATES

An extract from the 2010 Valuation List is reproduced below.

Billing authority reference	Description	With effect from	RV
50202277146685	OFFICES AND PREMISES	01 Apr 2010	£ 13,000

National non domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

LEASE

A new lease is available for a term of years to be agreed although ideally not less than three years. The initial rent required is £12,000 (Twelve Thousand Pounds) per annum.

PRICE

£165,000 (One Hundred and Sixty Five Thousand Pounds).

VIEWING

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

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IMPORTANT NOTICE

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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.
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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.