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FOR SALE 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 14'5" x 9'9"	681
			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 2011/2012 is 43.3p in the £.

PRICE

£145,000 (One Hundred and Forty Five Thousand Pounds).

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 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:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
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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.