



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 (MAY SELL) 1933 sq ft**

**EXCELLENT MODERN OFFICE**

**8 MORSTON OFFICE PARK**

**WHALEY ROAD**

**BARUGH GREEN**

**BARNSELY, S75 1HQ**



**SITUATION**

The property is situated on the Claycliffe Business 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 one of a terrace of five units and is situated at one end.

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	Sq ft
<b>Ground Floor</b>	Entrance Foyer		---	
	Ladies/Disabled WC		---	
	Gents WC		---	
	Office, mainly open plan but with one private office and a kitchen area partitioned off.	31'0" x 28'11"	896	896
<b>First Floor</b>	Open Plan Office	31'0" x 28'11"	896	
	Private Office	14'6" x 9'9"	141	1037
			<hr/>	
			<b>1933</b>	

## EXTERNAL

Nine 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 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>
<a href="#">50202277146743</a>	OFFICES AND PREMISES	16,250	N	30 Jan 2008	30 Jan 2008	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 not less than three years. The initial rent required is £16,000 (Sixteen Thousand Pounds) per annum.

## SALE

A sale may be contemplated at a price of £260,000 (Two Hundred and Sixty Thousand Pounds)

## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 [chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

---oOo---

### 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 6<sup>th</sup> 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.