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TO LET (by way of assignment or sub letting)

**802 sq ft MODERN FIRST FLOOR TOWN CENTRE OFFICES
WITH ON SITE CAR PARKING**

12 CHURCHFIELD COURT, BARNSELEY, S70 2JT



Courtside Elevation



Roadside Elevation

SITUATION

The property is part of the popular Churchfield Court development within the principle professional and civic office area of Barnsley. The Magistrates Court and the Police Station are opposite and the offices of Barnsley MBC Education Department are adjacent.

The new Barnsley MBC Westgate 1 Offices are close by as is the new Gateway Plaza office development at Town End.

Churchfield Court benefits from generous on site car parking as well as being close to several on street and surface parking areas.

DESCRIPTION and ACCOMMODATION

12 Churchfield Court extends to 802 sq ft and is the first floor of a unit within a parade of offices which comprise a range of ground floor and first floor suites of various sizes. All accommodation is carpeted, has a suspended ceiling, double glazed aluminium windows and gas central heating.

WC facilities for the exclusive use of this unit are provided.

Within Unit 12 a private office has been partitioned out in one corner and there is a small kitchen point.

EXTERNAL

Three dedicated parking spaces are included in a secure car park which is barrier controlled.

SERVICES

Mains services comprising water, drainage, gas and electricity are connected.

RATES

An extract from the 2010 Valuation List is reproduced below.

<u>Billing Authority Reference</u>	<u>Description</u>	<u>£ RV</u>	<u>C</u>	<u>Effective Date</u>
51100055008328	OFFICES AND PREMISES	10,500	N	01 Apr 2010

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

LEASE

The property is currently let by way of a lease for a term of five years commencing 15th October 2007 and expiring on 14th October 2012. There is provision for a rent review on 15th October 2010. The lease is granted on internal repairing and insuring terms and a service charge is levied in respect of external maintenance and decoration as well as the maintenance and upkeep of the common gardens and car park areas. The service charge also provides for the maintenance and upkeep of the buildings common parts.

RENT

The passing rent is £10,500 (Ten Thousand and Five Hundred Pounds) per annum.

ASSIGNMENT/SUB-LETTING

The lease is available by way of an assignment or sub-lease for the residue of the existing lease.

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.