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TO LET

ASK ABOUT OFFERS

**2235 sq ft MODERN AIR CONDITIONED TWO STOREY TOWN CENTRE OFFICES
WITH ON SITE CAR PARKING**

UNIT 2E, 10 CHURCHFIELD COURT, BARNSELY, S70 2JT



SITUATION

The property is within the popular Churchfield Court development within the principle professional and civic office area of Barnsley. It is very close to the exclusive Gateway Plaza office, retail and apartment scheme as well as the Westgate Plaza offices of Barnsley MBC. The Magistrates Court and the Police Station are opposite and the offices of Barnsley MBC Education Department are adjacent.

Churchfield Court benefits from generous on site car parking as well as being close to several on street and surface parking areas. The offices overlook St Mary's gardens an attractive park and tree lined garden area.

DESCRIPTION and ACCOMMODATION

This is the ground and first floor of a purpose built office building being part of a courtyard development dating from the mid 1980's.

The net internal floor area is:

	Sq ft
Ground Floor	1078
First Floor	1157
	2235

The accommodation is carpeted, has a suspended ceiling, double glazed aluminium windows and gas central heating.

Ladies and Gents WC facilities are provided for the exclusive use of this office.

EXTERNAL

Seven dedicated parking spaces are included in a secure car park which has a barrier at the entrance which is controlled by allocated swipe cards.

SERVICES

Mains services comprising water, drainage, gas and electricity are connected. There is a gas fired central heating system.

RATES

An extract from the 2010 Valuation List for Barnsley MBC is reproduced below:

<u>Billing Authority Reference</u>	<u>Description</u>	<u>£ RV</u>	<u>C</u>	<u>Effective Date</u>
51100055939264	OFFICES AND PREMISES	22,000	N	01 Apr 2010

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

LEASE

The property is available by way of a new lease on internal repairing and insuring terms for a period of not less than three years. 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.

RENT

£26,000 (Twenty Six 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.