



1 Rosemead
Ingbirchworth
Penistone
Sheffield
S36 7GQ

Tel: 01226 791984
Fax: 01226 764242
Mobile: 07957 167322
Skype: chris.rowlandsandco

Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

ON THE INSTRUCTIONS OF



5,896 sq ft to 26,156 sq ft OFFICE SUITES

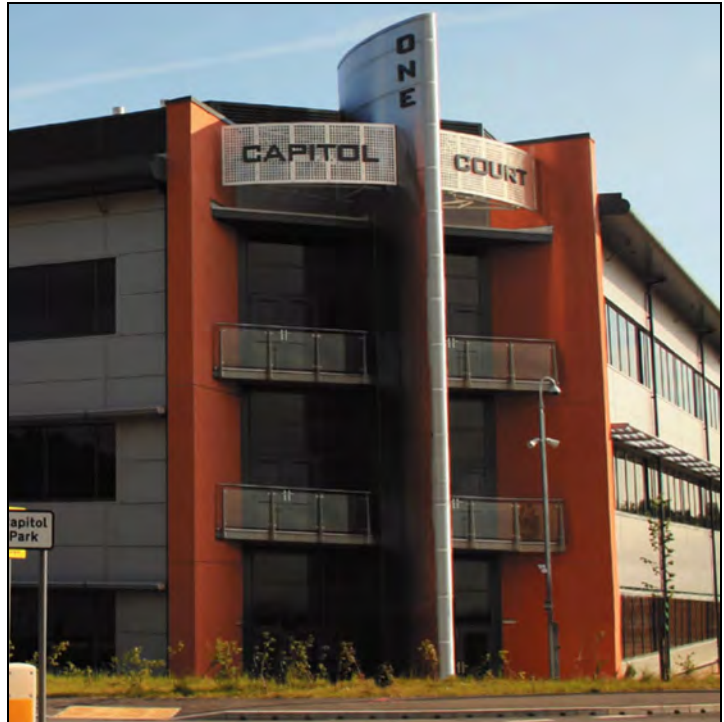
ONE CAPITOL COURT

CAPITOL PARK

DODWORTH

BARNSELY

S75 3UB



This property is situated on the flagship Capitol Park development beside Junction 37 of the M1 Motorway at Dodworth, Barnsley.

One Capitol Court is a 30,000 sq ft Grade "A" office building in a very prominent location.

The Capitol Park development will provide 36 acres of modern office and industrial accommodation in one of the best locations in Yorkshire.

Occupiers already on the estate include Yorkshire & Humberside Business Link, Ramada Encore Hotel, Emcor Facilities, Sheffield Children's Hospital Patient Retrieval Service and Kings Dental Laboratory.

DESCRIPTION

This is a contemporary designed three storey office built in 2007.

Key features include:

- Raised access floor
- Suspended ceiling
- Ladies and Gents and Disabled WC compartments
- Open plan suite of executive offices
- Central heating
- Aluminium double glazed windows
- Carpeting
- Connection to all mains services
- Category II lighting

ACCOMMODATION (Gross Internal Area)

Floor	Sq m	Sq ft	Car Parking
Ground	943	10150	30
First	941	10130	30
Second	548	5896	20
	2432	26156	80

EXTERNAL

Car parking is allocated at the rate of 3 spaces per 1000 sq ft although additional space may be available by separate negotiation.

SERVICES

Mains water, electricity, gas and drainage are connected.

RATES

An extract from the 2010 Valuation List is reproduced below.

BA reference	Address	Description	Rateable value
50404126151617	GND FLR-1ST FLR 1, CAPITOL COURT, CAPITOL PARK, DODWORTH, BARNSELY, SOUTH YORKSHIRE, S75 3JR	OFFICES AND PREMISES	£211,000
50404128002141	PT 2ND FLR 1, CAPITOL COURT, CAPITOL PARK, DODWORTH, BARNSELY, SOUTH YORKSHIRE, S75 3JR	OFFICES AND PREMISES	£61,000

National non-domestic rates are payable to Barnsley MBC in accordance with the Uniform Business Rate which for 2011/2012 is 43.3p in the £.

TENURE

New leases are available either floor by floor or as a whole. Each floor can be split into two parts meaning that modules of 5,896 sq ft up to 26,156 sq ft are available.

RENT

Rent will be tailored to the amount of space required and overall lease terms.

SERVICE CHARGE

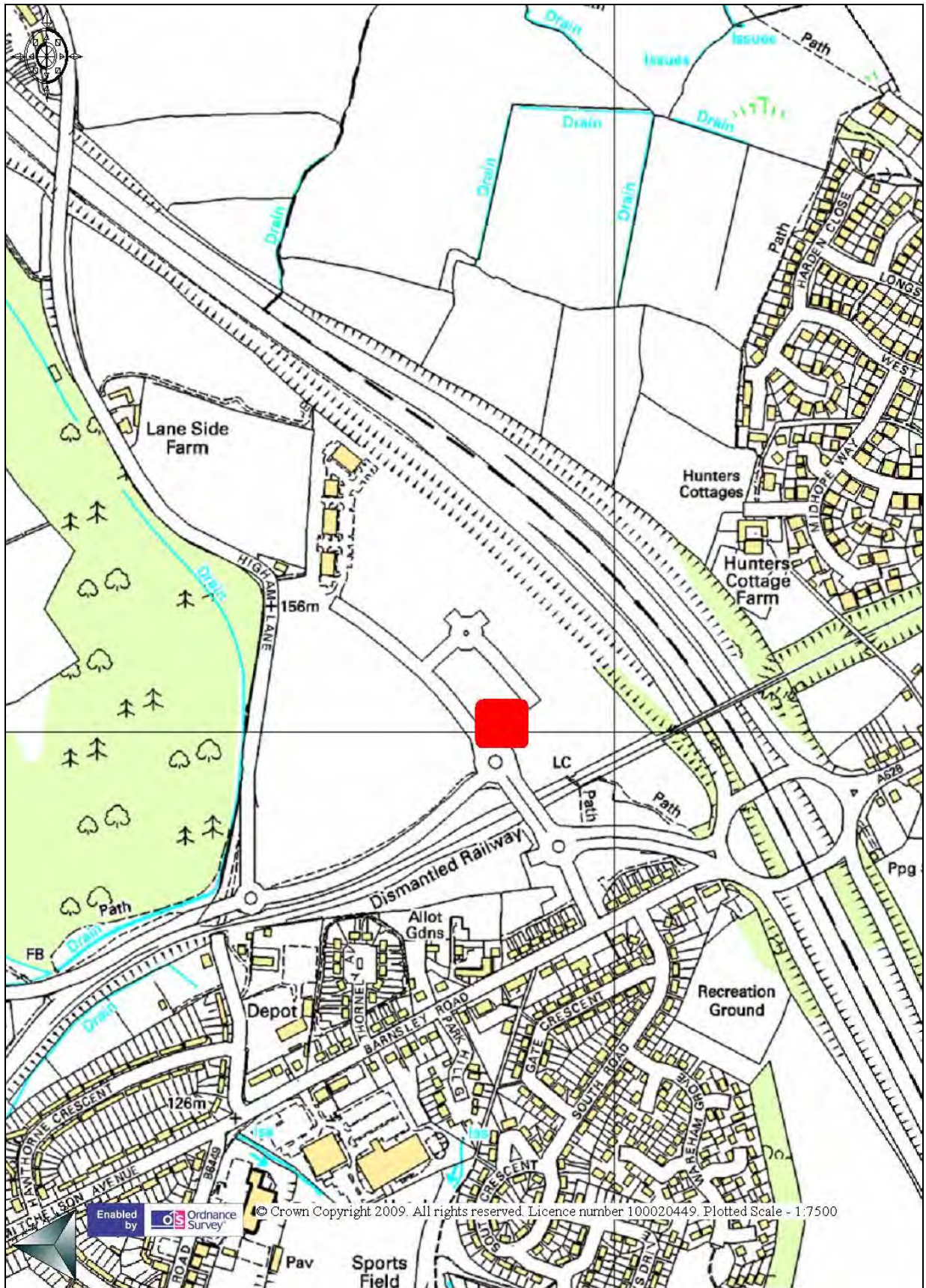
A service charge will be levied for the maintenance and upkeep of the buildings common areas and the external car parking and landscaping. A full itemized budget can be provided.

VIEWING

By arrangement with Chris Rowlands & Co. Tel. 01226 791984 chris@chrisrowlands.co.uk or Knight Frank 0114 272 9750 tim.bottrill@knightfrank.com

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CONTEXT PLAN



LOCATION PLAN



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.