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FOR SALE or TO LET

ONE WATERSIDE PARK, VALLEY WAY, WOMBWELL, BARNSELY, S73 0BB



SITUATION

The property is situated just off the Dearne Valley Parkway, a road which links the A1 and the M1 in South Yorkshire. The M1 junction 36 is about four miles away.

The property is situated within Barnsley Metropolitan Borough though it convenient also for Rotherham, Sheffield and Doncaster as well as further afield via the excellent road and motorway connections.

The small town of Wombwell is close by as is the new retail and business park development at Cortonwood which was carried out by St Paul's Developments.

The Dearne Valley generally has seen much new development in recent years and is now a popular location for business and industry and is becoming increasingly popular as a residential location.

DESCRIPTION

This is a detached office building of striking and possibly unique appearance and design.

It is constructed on a steel framework with light buff colour brick and block cavity infill walls and has extensive powder coated aluminium framed double glazed windows.

The building has a pitched roof covered with steel profile sheeting topped at the ridge with glazed opening roof lights.

There is a covered glazed portico at the entrance to the building.

The accommodation is arranged on ground floor and first floor level in a predominantly open plan style.

The ground floor has an open central area which includes the General Office, Reception and Waiting Area. Around the perimeter are a series of seven private offices as well as male, female and disabled WC accommodation.

A Kitchen is partitioned out adjacent to the open tread staircase which leads to the first floor.

The upper floor is striking because it is open to the underside of the roof sheeting and the pitch of the roof reduces almost down to the floor level.

There is a large open plan atrium with glazed skylights at the roof ridge which floods the interior of the building with natural light.

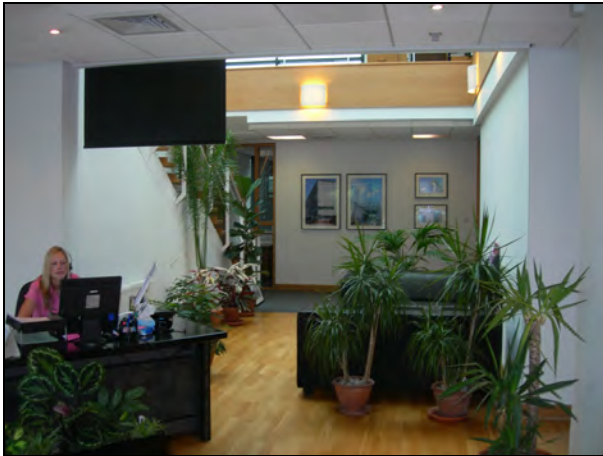
Whilst the first floor accommodation is mostly open plan a section at one end has been partitioned with a full height glazed wall to provide a large private office. From the first floor there is access to an outside balcony which also serves as a fire escape via an external metal spiral staircase.

Internal finishes are of the highest standard including gas fired central heating, suspended ceilings at ground floor level, light oak doors and light oak flooring in the ground floor general areas with carpeting throughout the remainder.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice 6th Edition the property has been measured to Net Internal Area (NIA).

		Sq. ft.	Sq. ft.
Ground Floor			
Open Plan General Office excluding Kitchen and Stairwell	40'5" x 32'10" less 11'8" x 7'0" & 20'0" x 4'5"	1160	
Office 1	16'6" x 12'9"	210	
Office 2	16'3" x 12'9"	207	
Office 3	16'6" x 13'0"	215	
Office 4	16'1" x 9'7"	153	
Office 5	16'2" x 9'8"	155	
Office 6	13'5" x 13'1"	177	
Male, Female & Disabled WC		---	
Office 7	13'3" x 13'1" less 5'6" x 2'0"	163	2440
First Floor			
Private Office	42'0" x 18'9"	788	
Open Plan Area	40'11" x 34'11" less 33'5" x 16'8" (The upper floor has cupboards built into the eaves which have not been measured)	869	1657
			<u>4097</u>



EXTERNAL

Outside the building is a block paved car park area with space for about twelve cars.

The perimeter of the site has a wide grassed landscape margin to Valley Way and extensive shrubbery and hedging to the other boundaries.

The external areas are floodlit.

SERVICES

All mains services comprising water, drainage, gas and electricity are connected.

The property has a gas fired central heating system with radiators throughout.

A comprehensive and sophisticated air conditioning system is installed throughout with individual ceiling cassettes in each room.

The upper floor has re-circulation fans in the roof apex to move cool air around in summer and to force down warm air in winter.

RATES

An extract from the 2010 Valuation List is reproduced below:

BA reference	Address	Description	Rateable value	With effect from
50707235000001	1, WATERSIDE PARK, VALLEY WAY, WOMBWELL, BARNSLEY, S73 0BB	OFFICES AND PREMISES	£17,000	01 Apr 2010

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

PRICE/LEASE

£500,000 (Five Hundred Thousand Pounds)

A new FRI lease for a term of five years may be offered as an alternative to an outright sale.

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.