



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

CHURCHFIELD COURT, BARNSELY, S70 2JT

**MODERN TOWN CENTRE OFFICES 796 sq ft to 3244 sq ft
WITH ON SITE CAR PARKING**

ASK ABOUT OFFERS



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

There are a range of ground floor and first floor suites of offices. All accommodation is carpeted, has a suspended ceiling, double glazed aluminium windows and gas central heating.

Ladies and Gents WC facilities and a small Kitchen are provided. Some units have internal partitioning.



EXTERNAL

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

SERVICES

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

RATES

All units are independently assessed for rating purposes. The RV for individual units under the 2010 Valuation List is indicated in the Schedule below.

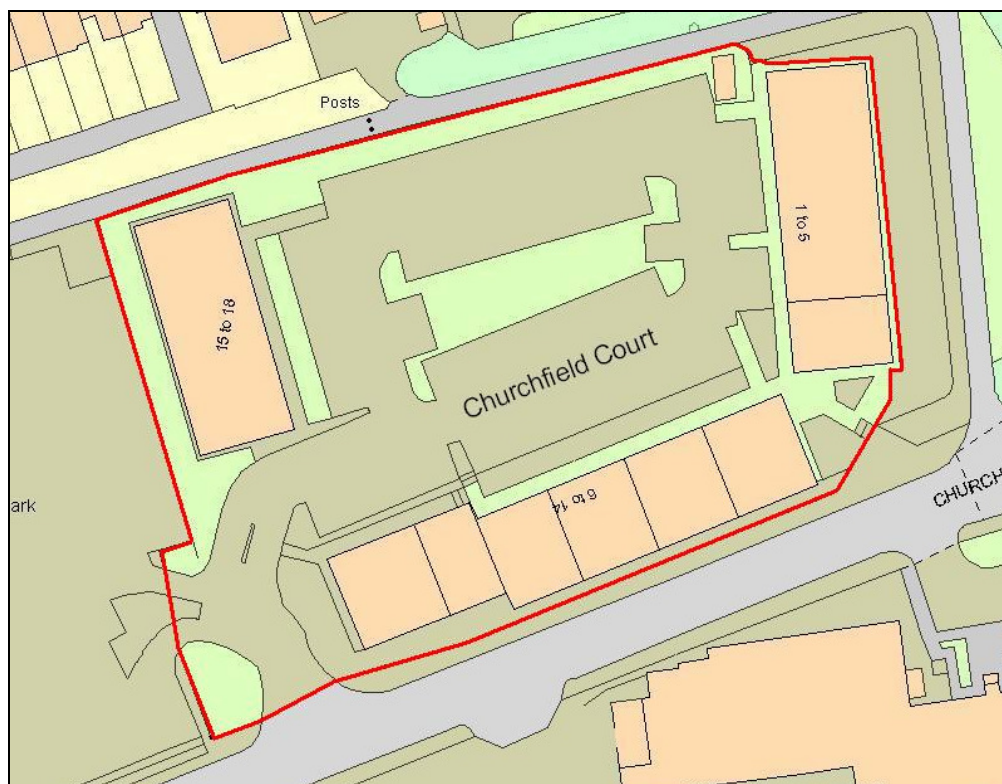
Non domestic rates are payable in accordance with the Uniform Business Rate for 2010/2011 is 41.4p in the £.

LEASE

Ideally the properties are available by way of new leases 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.

Multi let units also attract an additional service charge for the maintenance and upkeep of the buildings common parts.

Consideration will be given to shorter term or month to month licence occupancies.



CURRENT AVAILABILITY (September 2010)

Unit	Type	Sq ft	Sq ft	Car Park	Annual Rent (pa)	RV (not rates payable)	Status
4	Ground Floor		1611	5	£13,000	£18,500	Available
5	First Floor		1633	5	£13,000	£18,500	Available
10	Ground Floor	1078					
	First Floor	<u>1157</u>	2235	7	£18,000	£22,000	Available
13	Ground Floor		1224	4	£10,000	£15,750	Available
14	First Floor		1230	4	£10,000	£15,750	Available

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 or 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.