

TO LET

CPR

COMMERCIAL
PROPERTY
ROTHERHAM



Three-storey office building with 4 parking spaces.

Unit 4, Burleigh Court, Burleigh Street, Barnsley, S70 1XY.

Location

The subject property occupies a convenient position on the periphery of Barnsley town centre, which is accessible within a short five-minute walk. The property can be accessed by taking a turning off the A628 West Way onto Upper New Street, followed by a left turning onto Burleigh Street. The development can be found on the left-hand side directly off Burleigh Street itself.

Accommodation

Approximate net internal floor areas:

Floor	ft ²	m ²
Ground	445	41.34
First	454	42.18
Second	491	45.62
Total	1,390	129.14

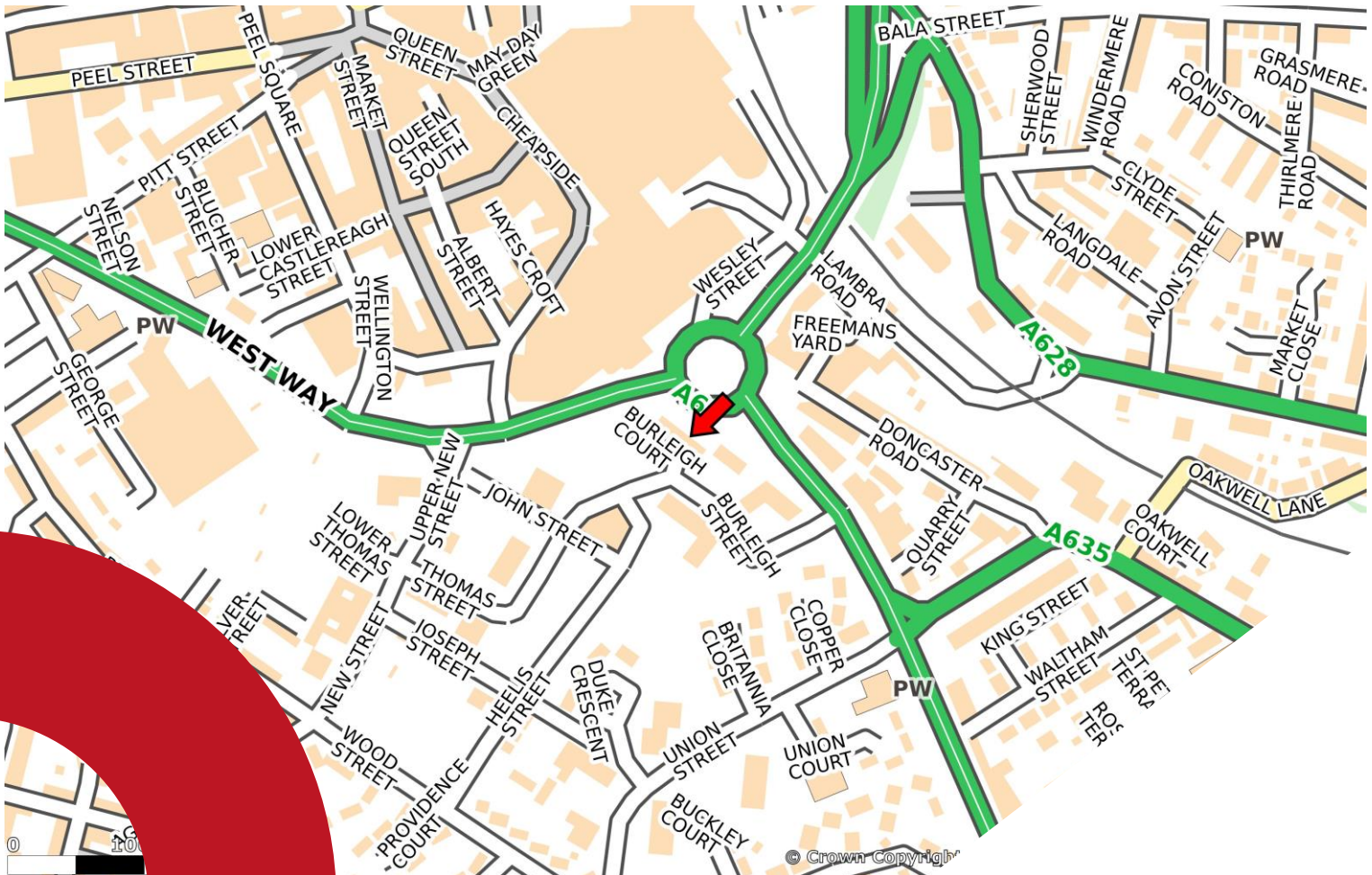
Description

Unit 4 comprises of an inner-terraced three-storey office building which benefits from a range of open-plan offices with LED lighting, gas-fired central heating, double-glazed windows and Cat 5 cabling. There is the benefit of 4 allocated car parking spaces located within a shared car park opposite the property itself.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £14,750, listed as “Offices & Premises”.

Please note that this figure does not constitute the business rates payable.

— Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

— Services

Mains gas, electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 99 (Band D). A copy of the EPC is available online or on request.

— Terms

The property is available by way of a new Lease at an initial rental of £950 + VAT / month.



For further information please contact:

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commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

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