



## OFFICE

Corner of 10 Regent Street/2 Eastgate, Barnsley, S70 2HT

from £325.00 - £685.00 Per Month

- ▶ Deposit Required
- ▶ Close to transport interchange

- ▶ Private Car Park (annual fee)
- ▶ Variety of uses

## LOCATION

The premises occupy a prominent position at the corner of Regent Street and Eastgate within the prime town centre office area, opposite the Town hall and close to the Transport Interchange and public car parks.

Barnsley has an urban population of approximately 230000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1.

## DESCRIPTION

These small individual town centre offices occupy a prominent position at the corner of Regent Street and Eastgate within the prime town centre office area opposite the Town Hall and close to the Transport Interchange and public car parks.

A limited number of car parking spaces are available by separate negotiation at £725 per annum per space. The suites are available individually or may be combined. Currently Available:

Room 5 - 538sqft - £685pcm (Including Service Charge)

Room 14&15 - 361sqft - £325pcm (Including Service Charge)

## ACCOMMODATION

Area	SQ FT	SQ M
1&2	371	34.47
5	538	49.98
14&15	361	33.54
<b>Total</b>	<b>1270</b>	<b>117.99</b>

## RATING

14 & 15 - £3,000

## TERMS

The suites are available individually or may be combined. The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

## RENT

From £325.00 - £685.00 Per Month



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

An Energy Performance Certificate is available from the agents upon request.

## VIEWING AND FURTHER INFORMATION

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