

## OFFICE

First Floor, 2 Beevor Court, Pontefract Road, Barnsley, South  
Yorkshire, S71 1HG

Price on application

- ▶ Vacant modern first floor offices
- ▶ On site car parking with EV Charging available
- ▶ From 2,406 sqft to 6,401 sqft ( 223.44 sqm - 594.65 sqm)
- ▶ Available Long Leasehold



## LOCATION

Barnsley has an urban population of approximately 230,000 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 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

Beevor Court is situated off the A628 Pontefract Road approximately 0.75 miles from Barnsley Town Centre and adjacent to Barnsley Football Club. The building forms part of a courtyard office development of three buildings with landscaped grounds and secure car parking. Other occupiers nearby include South Yorkshire Pensions, Yorkshire Probation Trust and Burrows Kia.

## DESCRIPTION

Modern first floor offices finished to the following specification:

- \* Suspended Ceilings with Integral Lighting
- \* Raised Access Floors
- \* Kitchen and Toilet Facilities
- \* Gas Central Heating and Comfort Cooling
- \* Lift Access

## ACCOMMODATION

Area	SQ FT	SQ M
First Floor - Vacant	2,406	223.52
First Floor - Vacant	3,995	371.14
<b>Total</b>	<b>6401</b>	<b>594.66</b>

## VAT

VAT is not applicable.

## RATING

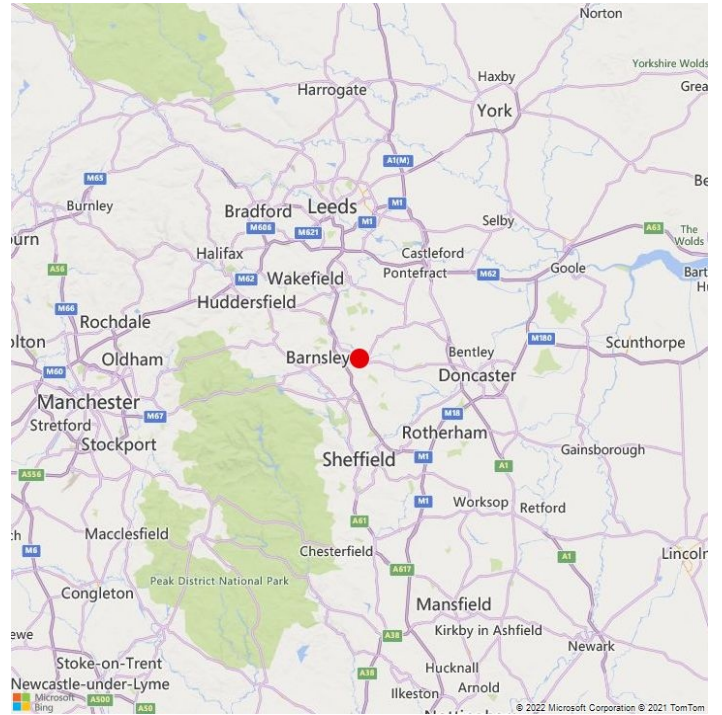
First Floor - Offices and Premises - £64,500

## TERMS

The first floor is available on a new long leasehold.

## SALE

Price on application



## LEGAL COSTS

Each party are to bear their own costs.

## EPC

An EPC is available from the agents upon request.

## VIEWING AND FURTHER INFORMATION

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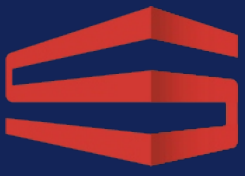
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GOAD Plan