

OFFICE

Ground Floor , Brook House , Barnsley Road, Dodworth,
Barnsley, South Yorkshire, S75 3JT

£17,500 Per Annum

- ▶ Modern Ground Floor Office
- ▶ 1,292 sqft (120.03 sqm)
- ▶ 6 Dedicated Parking Spaces
- ▶ Excellent Location, Close to Junction 27 of the M1 Motorway

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.

The property is located off the Barnsley Road in Dodworth at the entrance to the Holiday Inn and Bannatynes health and fitness centre approximately 0.5 miles from Junction 37 of the M1 motorway.

DESCRIPTION

The premises consist of the ground floor of a modern two storey office arranged in a combination of open plan and private offices with ancillary kitchen and toilet facilities. The premises have the benefit of air-conditioning, gas central heating and suspended ceilings incorporating LED lights.

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor: General Office, 4 Private Offices, Male and Female Toilets, Kitchen and Store	1,292	120.03
Total	1292	120.03

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

RATING

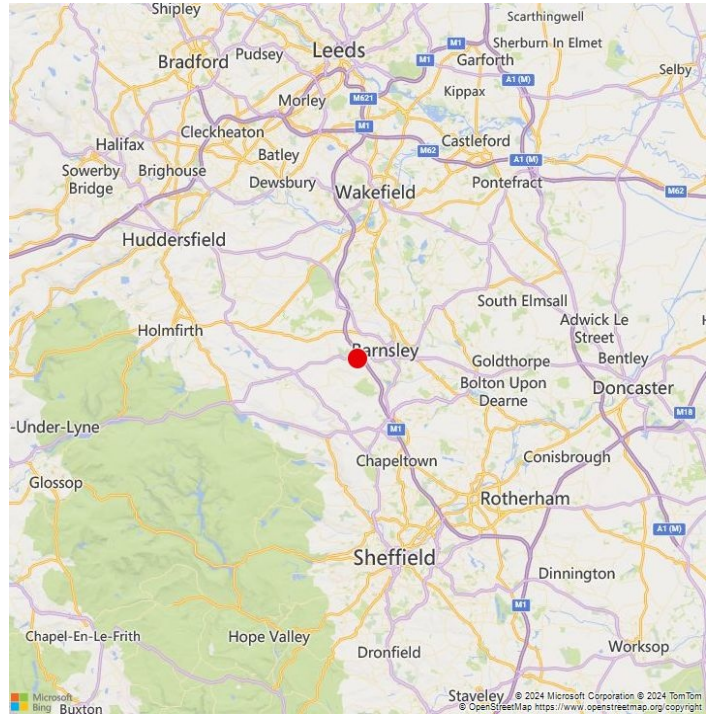
The Ground Floor is awaiting reassessment.

TERMS

The property is available by way of a new effectively full repairing and insuring lease at a term to be agreed.

RENT

£17,500 Per Annum



LEGAL COSTS

Each party are to bear their own costs.

EPC

The property has an EPC Rating of 43 (B) which expires on the 23rd November 2033.

VIEWING AND FURTHER INFORMATION

Miss Emma Corbett

Tel: 01226298456

emma@smiths-surveyors.co.uk

Mr Andrew Corbett

Tel: 01226 298456

andrew@smiths-surveyors.co.uk

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