



WELLINGTON
HOUSE
1862

Wellington House, Market Street,
Barnsley, Yorkshire, S70 1WA

REFURBISHED OFFICE SPACE IN A GRADE II-LISTED
THREE-STOREY BUILDING - NOW AVAILABLE TO LET

AVAILABILITY

We are currently able to offer between 97 sq.ft up to 6,329 sq.ft of space on the first floor of this exceptional 19th-century three-storey building.

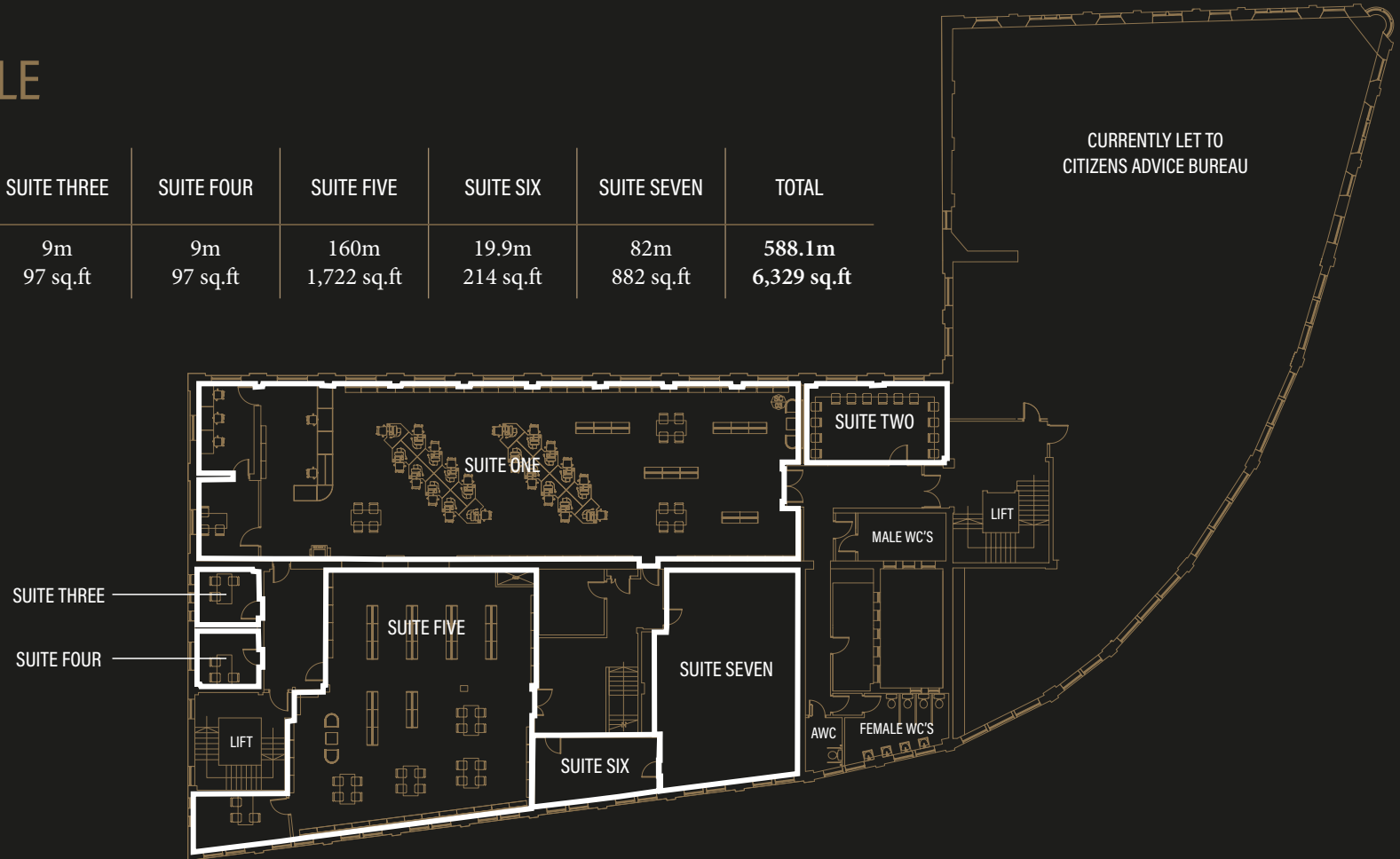
The first floor's unique layout features a curved shape which allows natural light to enter from every angle.

FLOOR PLAN

The first floor office can be taken as a whole or divided into individual suites for multiple businesses, as exemplified below.

SUITES AVAILABLE

SUITE ONE	SUITE TWO	SUITE THREE	SUITE FOUR	SUITE FIVE	SUITE SIX	SUITE SEVEN	TOTAL
280.4m 3,018 sq.ft	27.8m 299 sq.ft	9m 97 sq.ft	9m 97 sq.ft	160m 1,722 sq.ft	19.9m 214 sq.ft	82m 882 sq.ft	588.1m 6,329 sq.ft



AVAILABILITY



DESCRIPTION



Located in the heart of Barnsley town centre, Wellington House benefits from excellent road and rail links, with a whole host of amenities close to its front door.

Established in 1862, this former Cooperative building covers three storeys with a Grade II-listed roof.

The available space at Wellington House can be occupied as a single 6,329 sq.ft portion.

Alternatively, the area can be divided into multiple individual suites starting from 97 sq.ft, whichever option suits the tenant.

WELLINGTON HOUSE IN NUMBERS

-  7 individual suites
-  44 car parking spaces sat at the rear of the property
-  97 sq.ft our smallest suite
-  1862 established
-  3,018 sq.ft our largest suite
-  3 storey building
-  0.4 mile walk from Barnsley Interchange
-  Grade II-listed
-  2 mile drive from M1 J37
-  1st floor refurbished office space now available



SPECIFICATION



Refurbished suites
from 97 sq.ft



Air conditioning



Suspended ceiling



Car parking available



2 passenger lifts



Bespoke fit-out available



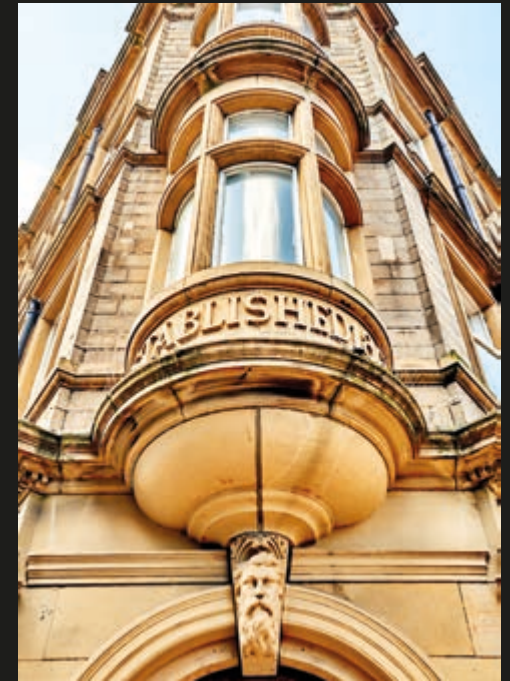
Carpetted floors



6,329 sq.ft of
space available



Dedicated entrance/
exit available



LOCATION



2 miles off junction
37 of the M1



2 minutes walk to Alhambra
Shopping Centre



2 minutes walk to
Glass Works Development



10 minutes walk to Barnsley
Train Station



30 minutes drive to
Sheffield



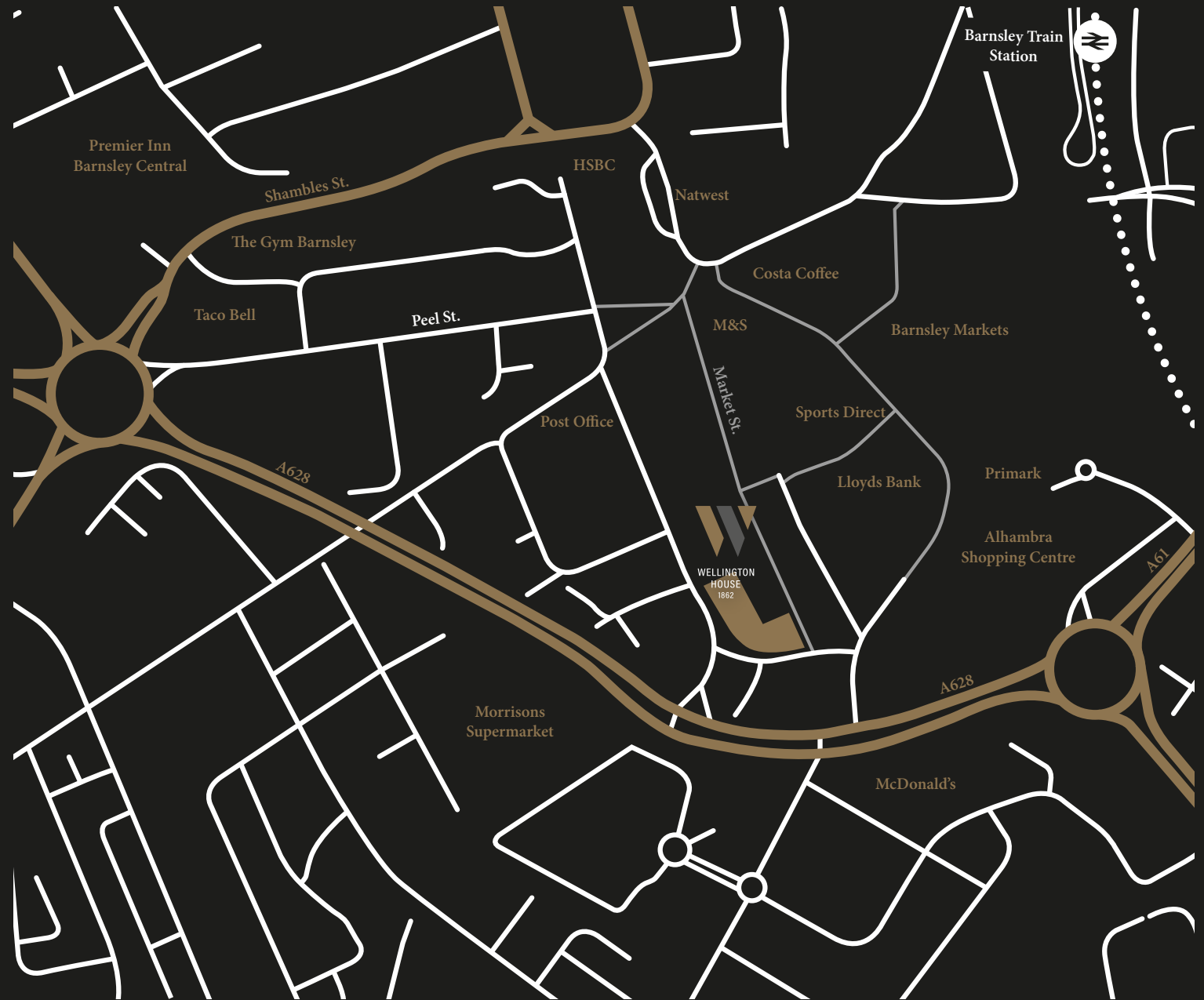
26 minutes drive to
Leeds



34 minutes train ride to
Leeds



22 minutes train ride to
Sheffield



WELLINGTON HOUSE
BARNSELY

REFURBISHED OFFICE SPACE IN A GRADE
II-LISTED THREE-STORY BUILDING

TO LET



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FURTHER INFO

TERMS

Available on long or short term
IRI leases

AVAILABILITY

Available as a whole or in
smaller suites

LEGAL COSTS

Each party to bear their own costs

RENT

Rent available on request

BUSINESS RATES

Interested parties are advised to
make their own enquiries with
Barnsley Borough Council

EPC

Available on request

CONTACT



FI REAL ESTATE
MANAGEMENT

enquiries@fi-rem.com
0845 500 6161



Peter Whiteley
Knight Frank LLP
peter.whiteley@knightfrank.com
0114 272 9750

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