

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



UNIT 6A, ROCKINGHAM BUSINESS PARK, HOYLAND, BARNSELY S70 5TW

**Rent: £6,500 per annum exclusive**

**Size: 619 sq ft (57.51 sq m)**

- Modern specification.
- 5 car parking spaces.
- Compartmentalised office accommodation.
- Direct access to Junction 36 of the M1 Motorway.

## LOCATION

The property is located on the north side of Rockingham Business Park approximately 250 yards north of Junction 36 of the M1 Motorway. Barnsley Town Centre is 4 miles to the north.



## DESCRIPTION

The property comprises of a two storey office with 5 dedicated car parking spaces.

Internally, the offices have carpeted floors and provide 3 compartmentalised offices.

## SERVICES

Mains electricity and water are believed to be available to the premises. Heating in the unit is via wall mounted electric convactor heaters.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## RENT

£6,500 per annum exclusive

## VAT

We understand that VAT will be charged on the rent and/or any other payments detailed above.

## ACCOMMODATION

All measurements are approximate prepared on a net /gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Office	23.4	252
Ladies and Gents WC's	-	-
Kitchen	-	-
<b>First Floor</b>		
Two Offices	34.1	368
<b>Total</b>	<b>57.5</b>	<b>619</b>



## LEASE TERMS

The office is available to let as a whole by way of a new full repairing and insuring (FRI) lease, on a term of 3 or 5 years or multiples thereof.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:-

Offices and Premises - £6,400

## TENURE

Leasehold

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

A copy of the EPC is available from the agent.

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## SERVICE CHARGE

Estate Service Charge - £216 per annum.

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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit [eddisons.com](http://eddisons.com)

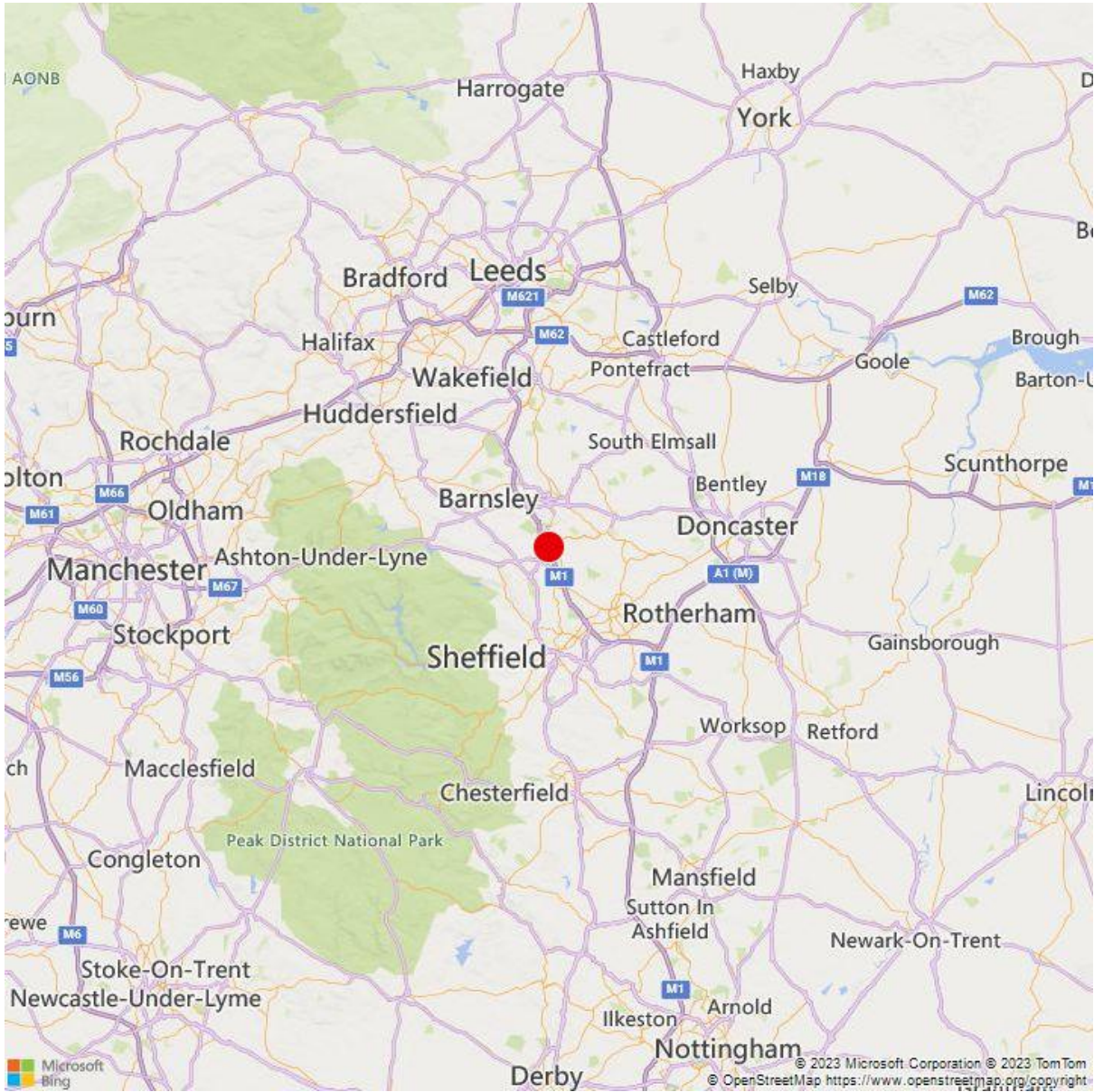
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