

To Let

Industrial

Retail

Office

Grazing Land

Agricultural Land

Residential

Mount Osborne Business Centre

Oakwell View, Barnsley, S71 1HH



OFFICE & WORKSHOPS

ALL INCLUSIVE CHARGES
OFFICES FROM £1,438 PER ANNUM + VAT
WORKSHOPS FROM £3,872 PER ANNUM + VAT



Location

Located off Pontefract Road (A628) on Oakwell View, approx. 0.75 miles from Barnsley town centre.

Pontefract Road connects to the A61 which provides easy access to Barnsley town centre and onwards to the motorway at junction 37 of M1. The centre is well served by local bus and train networks.

Neighbouring occupiers to the centre include AS&T Ltd Recruitment and Burrows Kier of Barnsley to name but a few. The centre also sits in close proximity to Oakwell Football Stadium, home of Barnsley Football Club.

Description

Single storey building offering quality office and workshop accommodation suitable for a range of businesses. Comprising manned reception, communal kitchens, conference facilities, WCs and on-site parking.

Office space ranges from 115 ft² – 635 ft² providing a professional clean and pleasant working environment. Fit out includes perimeter trunking, carpeted floor tiles, neutral decoration, suspended ceilings and gas central heating.

Workshop space ranges from 352 ft² – 508 ft² with a standard fit out including roller shutters, heating, loading door and single phase sockets.

Specification

- Manned Reception
- Mains electricity, water and sewerage supplies
- CCTV and active response alarm systems
- 24 hour access
- Communal kitchen and W.C facilities
- Ample on site car parking
- Bin collections
- All-inclusive charge includes water and heating but not electricity
- Meeting room and conference room facilities
- Mail boxes
- EPC – available on request from agent

Terms

- All-inclusive charge + vat payable monthly in advance by direct debit.

- Bond equal to the higher of 1 month's rent or £250 payable upon commencement of agreement.
- Flexible rolling tenancy agreements available.
- Annual charge for the offices range from £1,438 to £7,938 per annum +VAT.
- Annual charges for workshops range from £3,872 to £5,588 per annum + VAT.
- An administration and legal charge of £250 will be required upon handover of the premises.
- The tenant will be responsible for the payment of business rates. For more information and advice on rates payable contact Barnsley Benefits & Taxation Department on 01226 787787.

Viewing

Please contact 01226 774602 for further information or to arrange a viewing.



Asset No: A00885

Particulars dated 14/06/2017

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