

To Let

Industrial

Retail

Office

Grazing Land

Agricultural Land

Residential

Oakwell Business Centre

Oakwell View, Barnsley, S71 1HX



OFFICE & WORKSHOPS

ALL INCLUSIVE CHARGES
OFFICES FROM £1,960 PER ANNUM + VAT
WORKSHOPS FROM £2,784 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 reception, communal kitchens, conference facilities, WCs and on-site parking.

Office space ranges from 160 ft² – 385 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 259 ft² – 915 ft² with a standard fit out including roller shutters, heating, loading door and single phase sockets.

Specification

- Reception Area
- 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

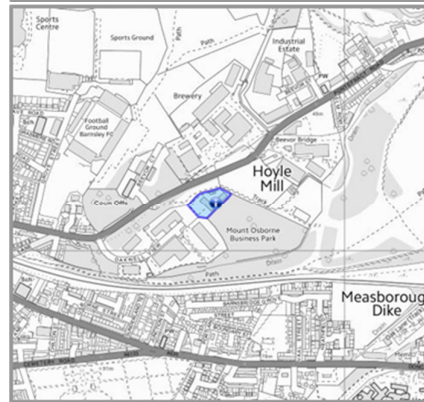
Terms

- 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 £1,960 to £4,716 per annum +VAT.
- Annual charges for workshops range from £2,784 to £9,836 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: A00963

Particulars dated 14/06/2017

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IMPORTANT

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These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending tenant/purchaser is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract.