

# To Let

Industrial

Retail

**Office**

Grazing Land

Agricultural Land

Residential

## Kendray Business Centre

Thornton Road, Kendray, Barnsley,  
S70 3NA



**OFFICE & WORKSHOPS**

**ALL INCLUSIVE CHARGES  
OFFICES FROM £1,500 PER ANNUM + VAT**



## Location

Located to the residential area of Kendray with main access off the A635 Doncaster Road in close proximity to all major transport links

Doncaster Road connects to the A61 and A628 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 transport networks.

## Description

Single story building offering quality office and workshop accommodation suitable for a range of businesses. The centre comprises 15 offices and 15 workshops with accommodation spread over 2 levels including manned reception, communal kitchens, conference facilities, WCs and on-site parking.

Office space ranges from 146 ft<sup>2</sup> – 265 ft<sup>2</sup> 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 320 ft<sup>2</sup> – 1,425 ft<sup>2</sup> with a standard fit out including roller shutters, heating, loading door and single phase sockets.

## Specification

- Manned Reception
- Mains electricity, water and sewerage supplies
- Workshops have 3 phase electricity supplies
- CCTV and active response alarm systems
- 24 hour access
- Communal kitchen and W.C facilities
- Ample on site car parking
- Bin collections
- Annual charge includes water and heating but not electricity
- Meeting room and conference room facilities
- Mail boxes
- EPC – available on request from agent

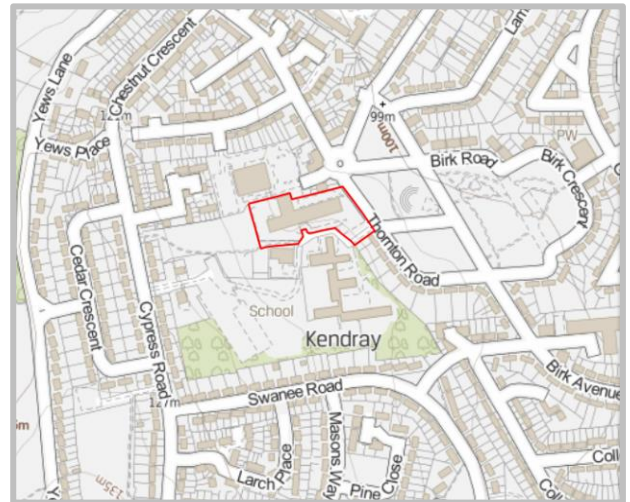
## Terms

- 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 License agreements available.

- Annual charge for the offices range from £1,500 to £2,720 per annum +VAT.
- 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 249894 for further information or to arrange a viewing.



Asset No: A00993

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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.