

OFFICE

1-5 Churchfield Court, Barnsley, South Yorkshire, S70 2JT

From £10.00 per sq ft

- ▶ Dedicated secure barrier controlled car parking
- ▶ Gas central heating

- ▶ Excellent motorway connectivity
- ▶ Excellent location close to Barnsley Town Centre

LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west via the A628 Dodworth Road.

Churchfield Court is a modern courtyard development of offices located within walking distance of Barnsley Town centre, opposite the police station and Magistrates Court to the exclusive Gateway Plaza Development.

DESCRIPTION

Modern two storey offices with dedicated parking spaces

ACCOMMODATION

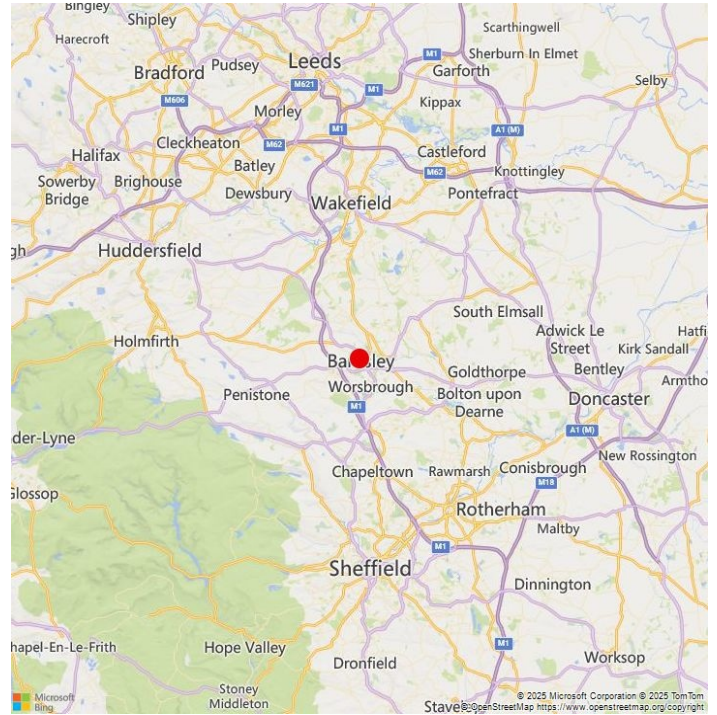
Area	SQ FT	SQ M
Unit 1 GF	773	71.81
Unit 1 FF	694	64.47
Unit 2 GF	902	83.8
Unit 2 FF	827	76.83
Unit 3 GF	902	83.8
Unit 3 FF	827	76.83
Unit 4 GF	1,463	135.91
Unit 5 FF	1,622	150.68
Total	8010	744.13

TERMS

The premises are available by way of new effectively full repairing and insuring lease for a term to be agreed. A service charge is levied in respect of the estate maintenance and upkeep of common parts.

RENT

From £10.00 per sq ft



VAT

The landlords have opted to tax and therefore VAT is payable on the rent, service charge and insurance.

RATING

Rateable Value £74,000

LEGAL COSTS

Each party are to bear their own costs.

EPC

An Energy Performance Certificate is available from the agent upon request.

VIEWING AND FURTHER INFORMATION

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