



Michael Steel & Co
PROPERTY CONSULTANTS

On the Instructions of the Administrators
Acorn Design & Build (Plot II) Ltd



TO LET/MAY SELL

GRADE A OFFICE SUITES

**FIRST FLOOR ACORN HOUSE,
MOUNT OSBORNE BUSINESS PARK, OAKWELL VIEW,
PONTEFRACT ROAD, BARNSELEY, S71 1HH**

140 – 800 m² (1,500 – 8,600 sq ft)

50% LET
Significantly reduced rent from £5/sq ft + rent free



- Edge of town centre business park
- Comfort cooling, car parking and DDA compliant
- Extremely competitive and flexible terms

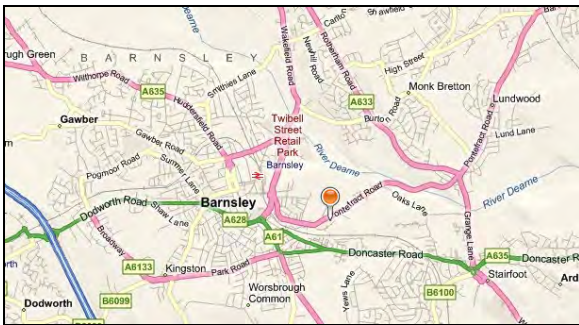
0113 2348999

Location

Barnsley is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds.

The Mount Osborne Business Park is positioned off Pontefract Road (A628) 0.75 miles from Barnsley town centre and close to the Local Authority offices at Beevor Court. The business park is accessible to the motorway network with Junction 37 of the M1 situated approximately 2.5 miles to the west.

The premises occupy a prominent position at the entrance to Mount Osborne Business Park where other occupiers include Barnsley MBC, WGG Car Dealership and the Probation Service.



Description

The first floor of a modern and detached two storey Grade A office with specification including:-

- Flexible open plan accommodation
- Raised access floors
- Comfort cooling
- 24 car parking spaces
- Fully DDA compliant
- Suspended ceilings, category II lighting & floor coverings
- Central core with glazed atrium, passenger lift and toilets

Accommodation

		m ²	(sq ft)
First floor	Unit 3	473.24	(5,094)
	Unit 4	329.71	(3,549)
Total Net Internal Floor Area		800.35	(8,615)

Consideration will be given to a division of units from approximately 140 m² (1,500 sq ft).

Rating

The premises are currently being assessed for rating purposes.

Terms

The premises are offered on flexible essentially tenants full repairing and insuring lease terms, to be agreed.

Rents

Rents from £5 per sq ft per annum exclusive of rates, building insurance and service charge are available, subject to lease terms.

VAT

Rents and prices are quoted exclusive of VAT.

Energy Performance Certificate (EPC)

An Energy Performance Certificate is available upon application.

Legal Costs

Each party to this transaction will be responsible for their own legal costs incurred.

Viewing & Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co Tel: 0113 234 8999
Andrew Steel andrew@michaelsteel.co.uk

Smiths Chartered Surveyors Tel: 01226 298456
Andrew Corbett andrew@smithsstateagents.co.uk
Bec Nutton bec@smithsstateagents.co.uk

Our Ref: 1227/A/S
June 2011

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.