



Michael Steel & Co
PROPERTY CONSULTANTS

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

FOR SALE

DETACHED MODERN OFFICE

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

1,601 m² (17,230 sq ft)

**50% LET to
The Secretary of State (Probation Services)**



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

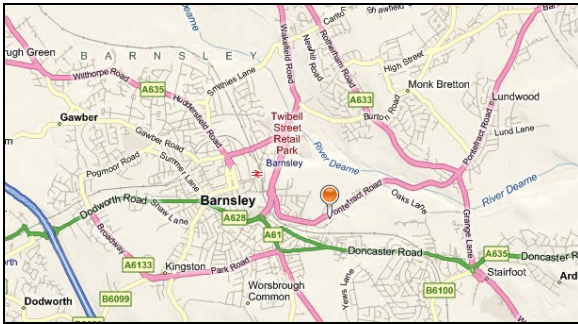
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Location

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

Floor	Unit	Tenant	m ²	(sq ft)
First	Unit 1 & 2	Secretary of State	797.75	(8,587)
	Unit 3	Vacant	473.24	(5,094)
	Unit 4	Vacant	329.71	(3,549)
Total Net Internal Floor Area			1,600.70	(17,230)

Lease Terms

The ground floor (Units 1 & 2) are let to the Secretary of State for communities and local government by way of a 15 year lease on effectively tenants full repairing and insuring terms from March 2011, incorporating a tenant option to break upon the 10th anniversary, at a rent of £103,044 per annum (less concessions – details available upon application).

A telecommunication aerial at the property is let to Hutchinson 3G UK Ltd, subject to Deed of Variation, for a term of 25 years from 30 May 2000.

Subject to Tenant options to break on 10th and 20th anniversaries, at a current rent of £4,180 per annum, subject to five yearly reviews.

Price

Offers in the region of £1m.

VAT

The purchase price is exclusive of VAT, if applicable.

Energy Performance Certificate

An EPC is available upon application to the joint agents.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with a transaction.

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
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Subject to Contract