

Wordsworth

BUSINESS PARK



Brand new Grade A office buildings with on site parking

Whaley Road, Barugh Green, Barnsley, S75 1HT

Unit 2: 492m² (5,288 sq ft)

May split with accommodation available from 246m² (2,644 sq ft)

Description

The first phase of development at Wordsworth Business Park comprises of high quality Grade A office space offering a gross floor area of over 1,100m² [12,000 sq ft] in 2 buildings over two floors.

Unit 1 has been pre-let and is occupied by Wordsworth Group.

Unit 2 is a brand new two storey steel framed office building offering Grade A office accommodation including:

- Ceiling mounted comfort cooling cassettes
- Raised access flooring
- Thorlux high style pro lighting
- Open plan carpeted accommodation with passenger lift
- BREEAM rating Very Good

Location

Wordsworth Business Park is situated on the northern side of Whaley Road only a short distance from its junction with the A635 Huddersfield/Barnsley Road. Barugh Green is approximately 2¼ miles north west of Barnsley town centre with junction 37 and 38 of the M1 motorway being approximately 2.9 miles to the south and to the north.



The immediate area of Barugh Green has a variety of local, regional and national commercial users including car showrooms, offices and manufacturing/industrial businesses and the popular Zenith Business Park.

Accommodation

Ground floor	246m ² [2,644 sq ft]
First floor	246m ² [2,644 sq ft]
Net Internal Floor Area	492m ² [5,288 sq ft]

The building does include a central core including entrance lobby, toilet facilities and staircase/lift up to first floor level. Kitchenette facilities to be provided on both floors.

Car Parking

It is proposed that Unit 2 will benefit from up to 21 car parking spaces including disabled facilities.

Rating

Upon completion the premises will need to be assessed for non domestic rating purposes by Barnsley Metropolitan Borough Council Tel: 01226 772606.

Energy Performance Certificate

Upon completion an EPC will be available upon request

Lease Terms

The whole of Unit 2 is offered by way of a new tenants full repairing and insuring lease, plus the site service charge, incorporating five yearly rent reviews.

Alternatively Unit 2 could be split and let on a floor by floor basis subject to lease terms, covenant and a minimum occupation of 246m² [2,644 sq ft].



Rent

On application.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:

Michael Steel & Co Tel: 0113 234 8999
Alec Michael alec@michaelsteel.co.uk
Richard Barker richard@michaelsteel.co.uk

Subject to Contract
Updated July 2016
Our Ref: 0612/A/M

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