



Offices to Let

619 Sq Ft (57.51 Sq M)

- Modern Specification
- 5 Car Parking Spaces
- Direct access to Junction 36 of the M1 Motorway
- Compartmentalised Office Accommodation

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Location

The subject premises forms part of Rockingham Business Park, Hoyland, Barnsley, S70 5TW.

The property is accessed off the A61 Sheffield Road which links the area with Barnsley Town Centre and J36 M1.

Rockingham Business Park is an established commercial location with Aldi a short distance away.

Description

The property comprises of a recently refurbished two storey office property with 5 dedicated car parking spaces. The property has undergone a refurbishment and is ready for immediate occupation.

Internally, the offices have carpeted floors and provide 3 compartmentalised offices with installed electric heaters.

Access is close to Junction 36 of the M1 with dedicated car parking on site.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground floor	679	63.08
First Floor	511	47.47
TOTAL	619 SQ FT	57.51 SQ M

Terms

Quoting £7,800 pa (£650 pcm)

Service charge - £216 pa plus VAT

Insurance - £599 pa plus VAT

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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