

Unit 6, Rockingham Row Birdwell Barnsley S70 5TW



# 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

## Offices to Let 619 Sq Ft (57.51 Sq M)

### 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.

Rocking ham 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**

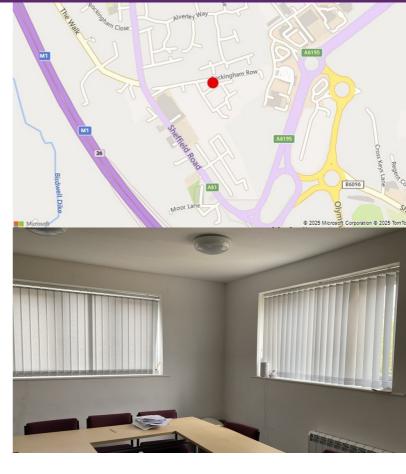
Quoting £7,800 pa (£650 pcm) Service charge - £216 pa plus VAT Insurance - £599 pa plus VAT

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

Mr Ed Norris MRICS Alfie Broughton T: 0114 270 9160 T: 0114 2738857 M: 07711 319 339 M: 07887 492745 E: ed@cpp.uk E: Alfie@cpp.uk

December 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.