



TO LET

5,500 SQ.FT.

SERVICED OFFICE SUITE

Longfields Court, Middlewoods Way, Carlton, Barnsley, S71 3GN

- **Serviced office suite within a modern detached office building**
- **Potential to split**
- **The office benefits from superfast 1Gb broadband and state of the art telephone systems**
- **Access to shower room, kitchen and board room facilities**

RENTAL £33.00 per SQ.FT. (inclusive of Service Charge) per calendar month exclusive of VAT

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

The property is a 2nd floor modern serviced office suite with the potential to split, within Wharncliffe business park, Carlton, Barnsley.

The office benefits from superfast broadband with access to a shower room, kitchen and boardroom facilities.

Parking is available on site.

ACCOMMODATION

This 2nd floor office accommodation comprises office suites varying in size, shower & w/c facilities, boardroom, reception area and a large open plan office space to the rear.

Floor Area: 5,500 SQ. FT.

See floor plan attached for more details.

SERVICES

The office suite benefits from shared kitchen W/C & shower facilities. All suites have access to superfast broadband and telephone systems.

BUSINESS RATES

Business rates are included within the quoting rental

TENURE

LEASEHOLD

Full vacant possession available on completion

RENTAL

£33.00 per SQ.FT inclusive of Service Charge

VAT STATUS

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

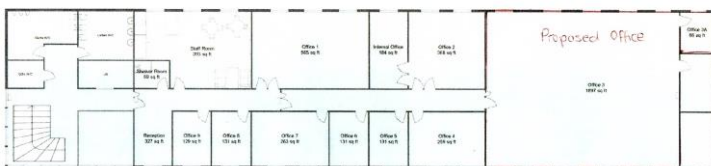
LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

FLOOR PLAN



2nd Floor, Longfields Court, Barnsley



PLANNING

B1 (Business/Offices)

ENRGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of C (62)

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

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4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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