



## **TO LET**

**3,136 SQ.FT.**

### **RANGE OF WELL-APPOINTED OFFICES WITH PARKING**

**First Floor, Temperance House, Pitt Street, Barnsley, S70 1AW**

- **Attractive Listed Building**
- **Providing spacious and adaptable office accommodation.**
- **Town centre fringe position**

**RENTAL £12,500 per annum, subject to contract**

**WILBYS**

CHARTERED SURVEYORS

## **DESCRIPTION**

Temperance House, an imposing Grade II listed office building, is situated fronting Pitt Street within Barnsley Town Centre. Pitt Street itself leads onto Peel Street which in turn leads to the Townend Roundabout on the A628.

The property is a three-storey office building benefitting from a rear car park.

## **ACCOMMODATION**

This first floor office accommodation features a walk-in reception area, a large open plan office space to the rear, various meeting rooms and private office suites throughout and a lift and stairs which can be used to access each floor. The property incorporates a rear car park.

Floor Area: 3,136 SQ. FT.

## **SERVICES**

The office suite benefits from shared kitchen area and a number of W/C facilities. All suites have access to superfast broadband and telephone systems.

## **BUSINESS RATES**

This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Rateable Value: £30,000

## **TENURE**

LEASEHOLD

Full vacant possession available on completion

## **RENTAL**

£12,500 per annum, exclusive 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.

## **SERVICE CHARGE**

Information upon request.

## **PLANNING**

B1 (Business/Offices)

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate with a rating to be confirmed.

## **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](http://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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