



TO LET

OFFICES

681 SQ. FT. (63.26 SQ. M.)

OFFICE SUITE, INGS ROAD, WOMBWELL, BARNESLEY, S73 0BP

- **First floor office suite situated in a multi-occupied office building**
- **Car parking and shared facilities on site**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**

RENTAL £4,700 per annum, exclusive of business rates and VAT

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

A first-floor office suite, within a multi-occupied office building, being situated on an industrial estate at Ings Road, Wombwell.

The office suite provides open plan office accommodation, and benefits from on-site parking, kitchen, W/C facilities and vehicle recognition security system. A shared board room can be used by all tenants on a booking system.

ACCOMMODATION

The suite has an area of 681 sq. ft. (63.26 sq. m.).

SERVICES

Electricity, mains water and drainage are connected to the site.

BUSINESS RATES

All interested parties should make their own enquiries to Barnsley Metropolitan council's rating team for more information.

Uniform Business Rate 2023/2024: 49.9p in the £

Under current legislation, properties with rateable values less than £12,000 are exempt from 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.

TENURE

LEASEHOLD

Full vacant possession available on completion

LEASE TERMS

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£4,700 per annum**, exclusive of business rates and VAT, payable monthly in advance by standing order.

RENTAL BOND

A rental bond equivalent to 1 months rental is payable on completion of the lease.

SERVICE CHARGE

Applicable (further information upon request).

VAT STATUS

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

LEGAL COSTS

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

PLANNING

E Business (offices)

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of D (84)

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

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
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.