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TO LET

**4 NORMAN COURT, ALBION ROAD, CARLTON INDUSTRIAL ESTATE,
BARNSELEY, S71 3HW**

**BRAND NEW SEMI SETACHED UNIT 4,378 sq. ft. (406.73 sq. m)
WITHIN A DEVELOPMENT OF FOUR**



Strategically Barnsley is an excellent location between Leeds to the north and Sheffield to the south. It is centrally placed in the UK and benefits from excellent north-south road communications via the M1 as well as east west communications via the M62. The A1 is also close by about ten miles or so to the east.

Barnsley is within easy reach of several airports including Manchester, Leeds/Bradford, Doncaster Robin Hood Airport, Nottingham East Midlands, Sheffield and Humberside. All are within approximately an hour's drive from Barnsley.

There are excellent rail connections to London Kings Cross from Wakefield and Doncaster as well as London St Pancras from Sheffield.

ACCOMMODATION

(Measured to Gross Internal Area in Accordance with RICS Code of Measuring Practice 6th Edition)

	Description	Dimensions	Sq. ft.	Sq. ft.
Ground Floor	Factory/Warehouse	63'10" x 60'7" less 25'0" x 20'6"	3,354	
	Offices and Welfare	25'0" x 20'6"	<u>512</u>	3,866
First Floor	Offices	25'0" x 20'6"		<u>512</u>
				<u>4,378</u>



RATES

Rates will be assessed by the Valuation Office once the development is completed.

The provisional assessment for Unit 4 is RV £18,000. National non domestic rates are payable by the occupier in accordance with the Uniform Business Rate multiplier which is 49.7p in the £ for 2016/2017.

LEASE

New leases will be available ideally for periods of not less than five years on standard Full Repairing and Insuring terms.

RENT

The rent required for Unit 4 is £20,250 (Twenty Thousand, Two Hundred and Fifty Pounds) per annum.



VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

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IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence nor otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.

CONTEXT PLAN



LOCATION PLAN

