

TO LET

**First Floor
Offices**

**1 Beevor Court, Pontefract
Road, Barnsley, South
Yorkshire, S71 1HG**



Description

The property provides open-plan first-floor office accommodation in a modern detached office building. The office suite(s) are to be fit out to a high standard and can be tailored to meet occupational requirements. The property benefits from on-site secure car parking with EV charging available.

Location

Beevor Court is well established location and comprises 3 office buildings in a courtyard development with landscaped grounds. Beevor Court is conveniently located off Pontefract Road (A628), Barnsley, circa 0.75 miles from Barnsley Town Centre and adjacent to Barnsley Football Club. Junction 37 of the M1 motorway is approximately 3 miles from the subject property.

Accommodation

The first-floor office suite benefits from an intercom entrance system, lift access, and raised access flooring.

The total First Floor Area is as follows:
NIA 6,401 sq.ft. (594.66 sq.m.).

The office suite is available as a whole or can be split dependant upon individual requirements.

Services

The property benefits from air conditioning and gas central heating.



Designed photography

Business Rates

With effect from 1 April 2023, we understand the property is assessed for rating purposes as follows:

Rateable Value: £64,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Barnsley Council).

Rent

£60,000 per annum + VAT.

VAT Status

VAT is applicable.

Planning

We recommend interested parties discuss any planning related queries with Barnsley Council (<https://www.barnsley.gov.uk/>)

Legal Costs

Each party is to bear their own legal costs in the transaction.

Energy Performance Certificate

To be confirmed.

Viewings

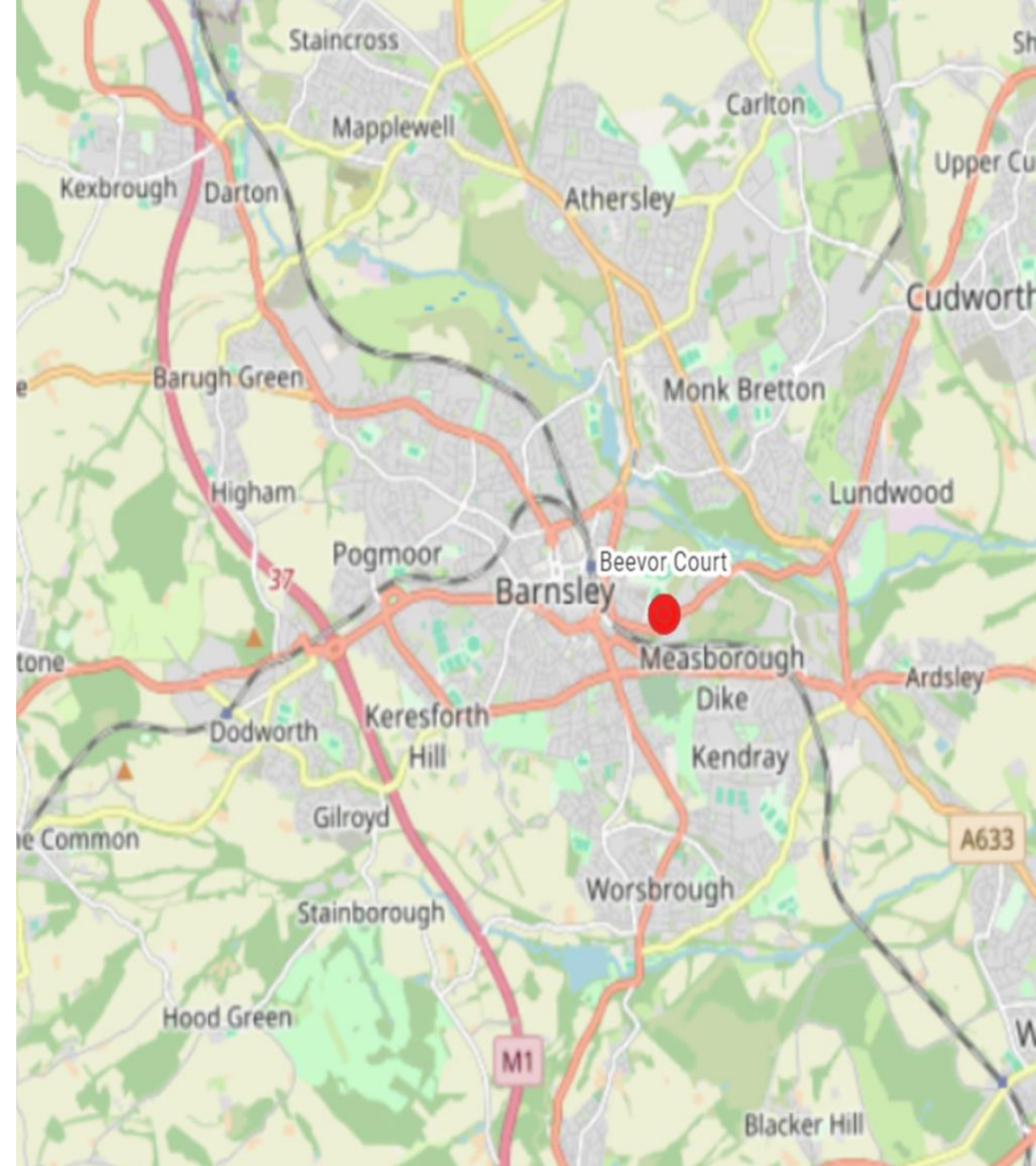
Strictly via appointment with Suffolks.

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Money Laundering

In accordance with Anti-Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Misrepresentations Act 1967

- (1) These particulars do not constitute any part of an offer or contract;
- (2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact;
- (3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
- (4) The vendor(s) or lessor(s) do not make or give and neither Suffolks Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property;
- (5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, less, or lessee) have been tested and are not warranted to be in working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Suffolks Surveyors Limited to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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