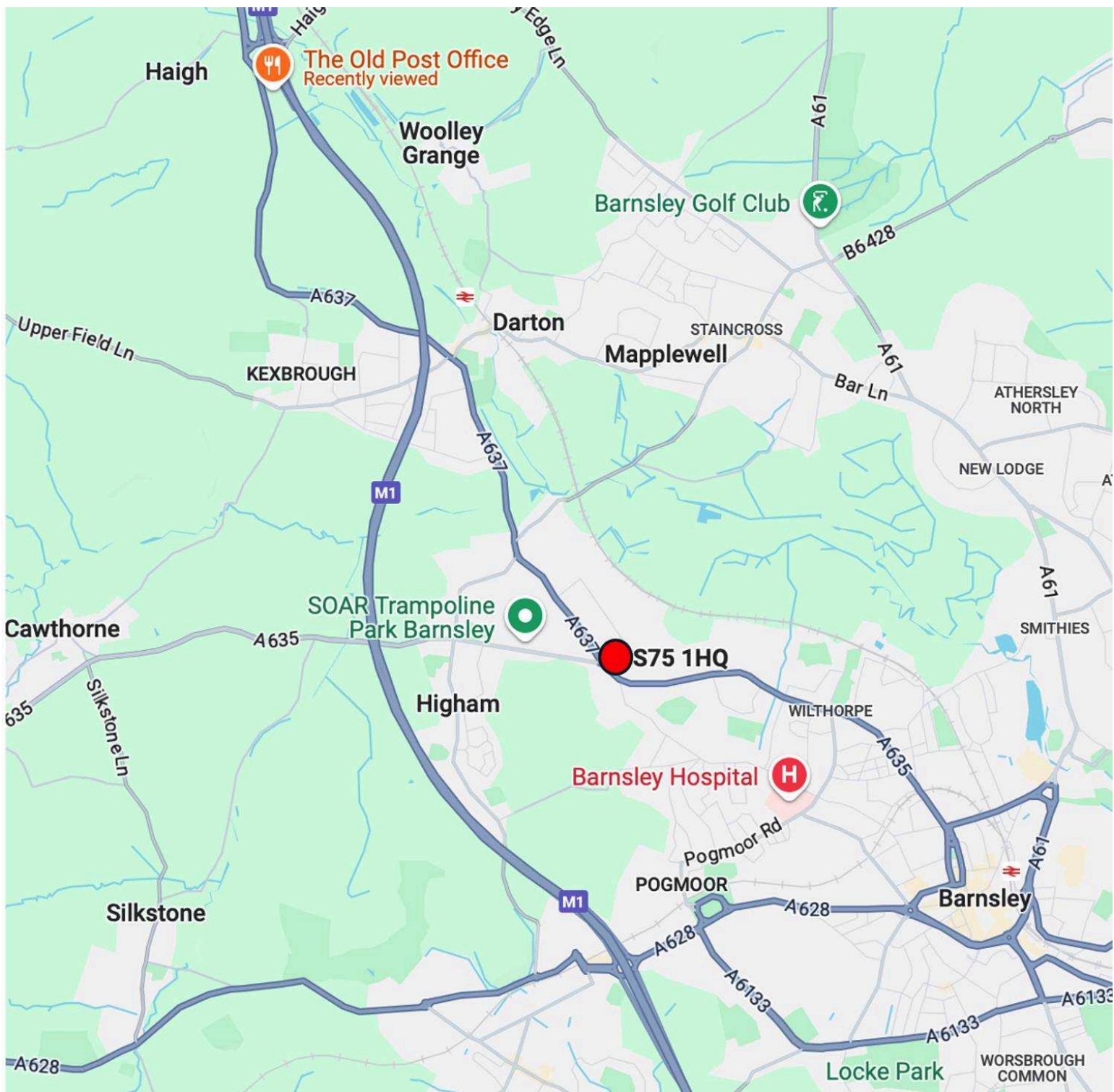




**Ground Floor, 5 Morston Claycliffe Office Park**

**£10,500 PER ANNUM**

Whaley Road, Barnsley, S75 1HQ





## Ground Floor, Whaley Road

5, Morston Claycliffe Office Park, Barnsley

Tenure: Leasehold

**HIGH QUALITY FURNISHED GROUND FLOOR OFFICE SUITE LOCATED ON CLAYCLIFFE OFFICE PARK, BARNSELY WITH 4 ALLOCATED CAR PARKING SPACES AND GOOD LINKS TO BARNSELY TOWN CENTRE AND THE M1 MOTORWAY. FLEXIBLE LEASE TERMS AVAILABLE.**

- Ground Floor Office Suite
- 4 car parking spaces
- Excellent Location with good access to Barnsley and Motorway links
- 905 sq ft (84.07 sq m)



## LOCATION

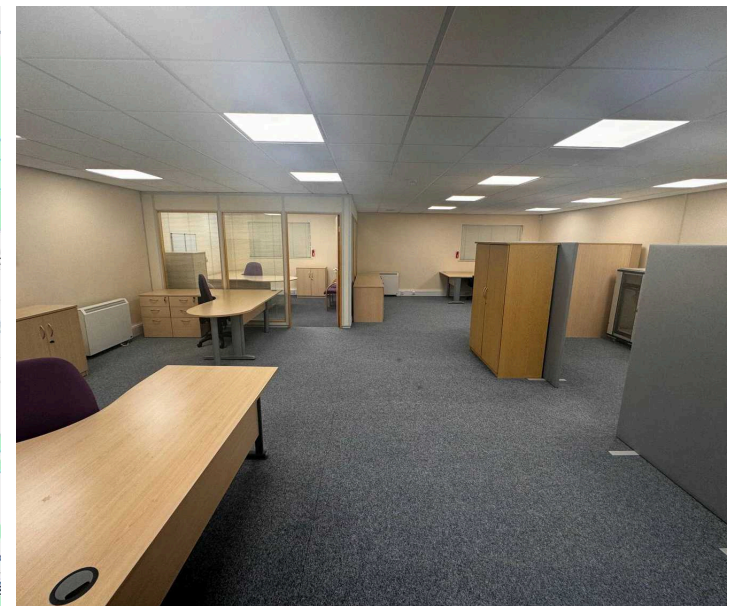
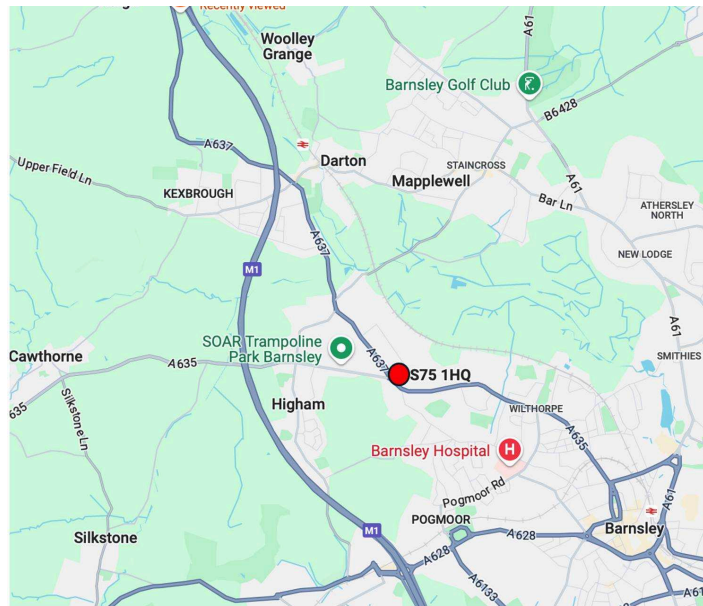
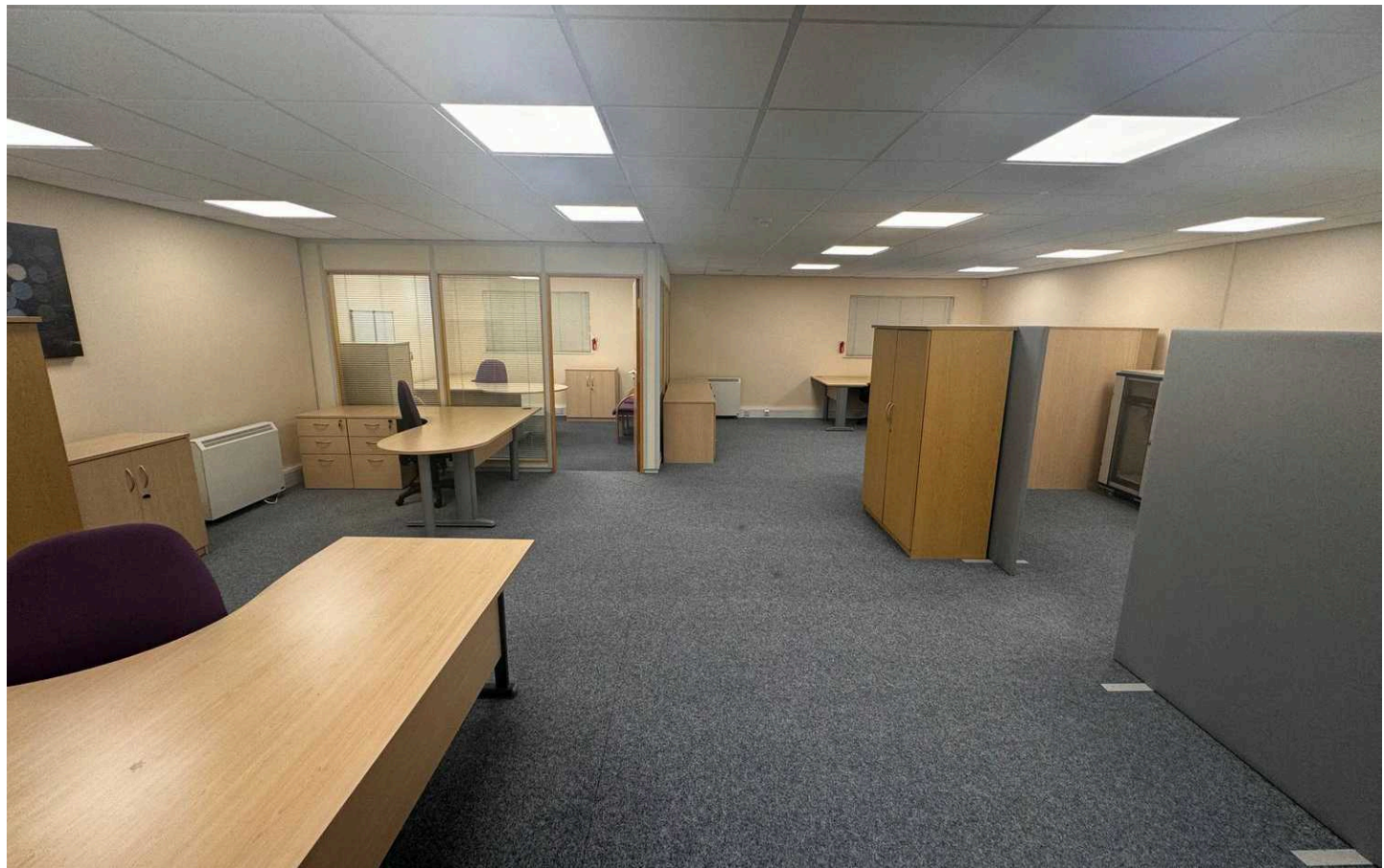
Claycliffe Office Park is located on Whaley Road, just off A637 Baugh Green Road approximately 2.5 miles Northwest of Barnsley Town Centre. Access to the M1 Motorway is good with J37 approximately 2.5 miles away and J38 approximately 3 miles. There are good local amenities in the immediate vicinity including an Aldi Supermarket adjacent to the property.

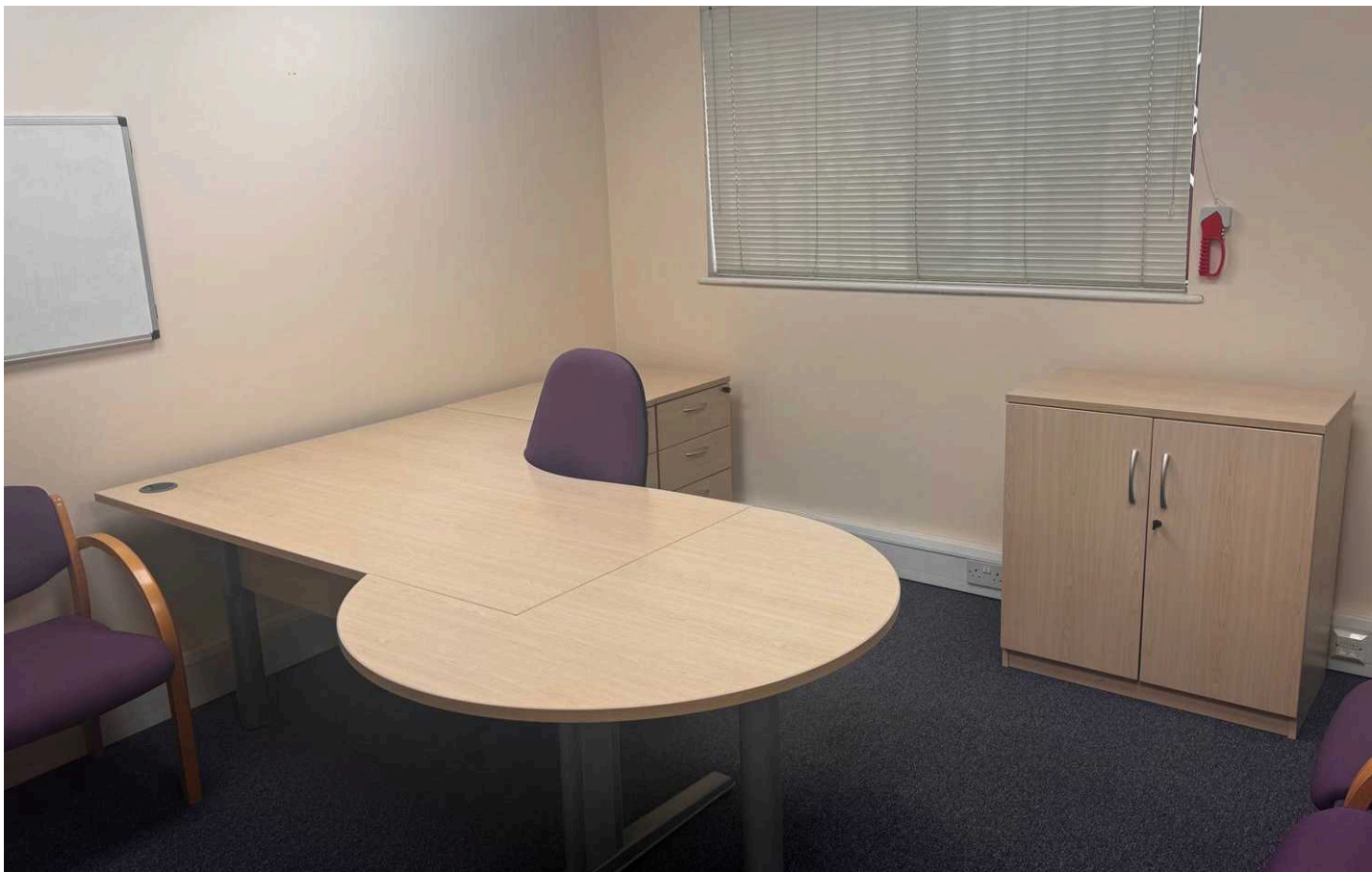
## PROPERTY

The accommodation is situated on the ground floor of Unit 5. The property is a modern office building and provides high quality open plan offices with a private office and kitchenette. The specification includes suspended ceilings with LED lighting, fully carpeted, double glazing Economy 7 Heating and shared W.C. facilities. There are 4 allocated car parking spaces with the office space. The property has a net internal area of 905 sq ft (84.07 sq m).

## SERVICE CHARGE

A service charge is levied for the common areas of the Office Park and the common areas of the building which is currently £300 per quarter plus VAT. The tenant is responsible for the electric costs for the office suite.





#### **QUOTING RENT**

A new effective FRI lease is available on flexible terms at a quoting rent of £10,500 per annum. VAT is applicable on the rent.

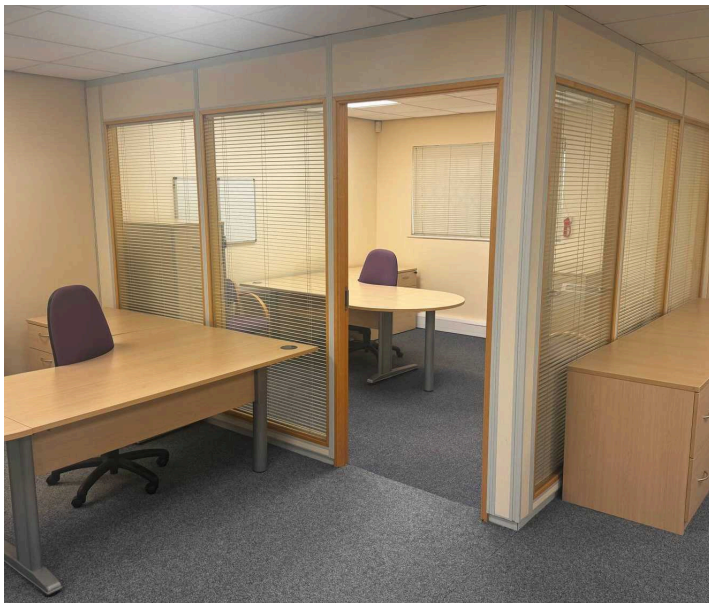
#### **RATEABLE VALUE**

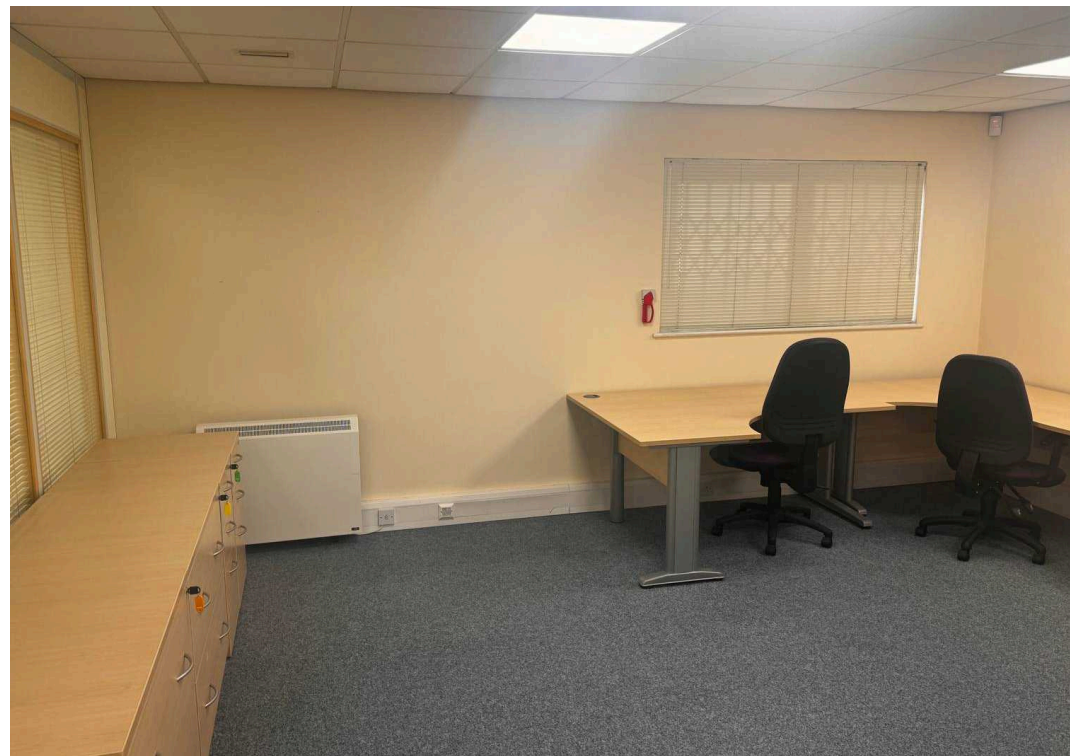
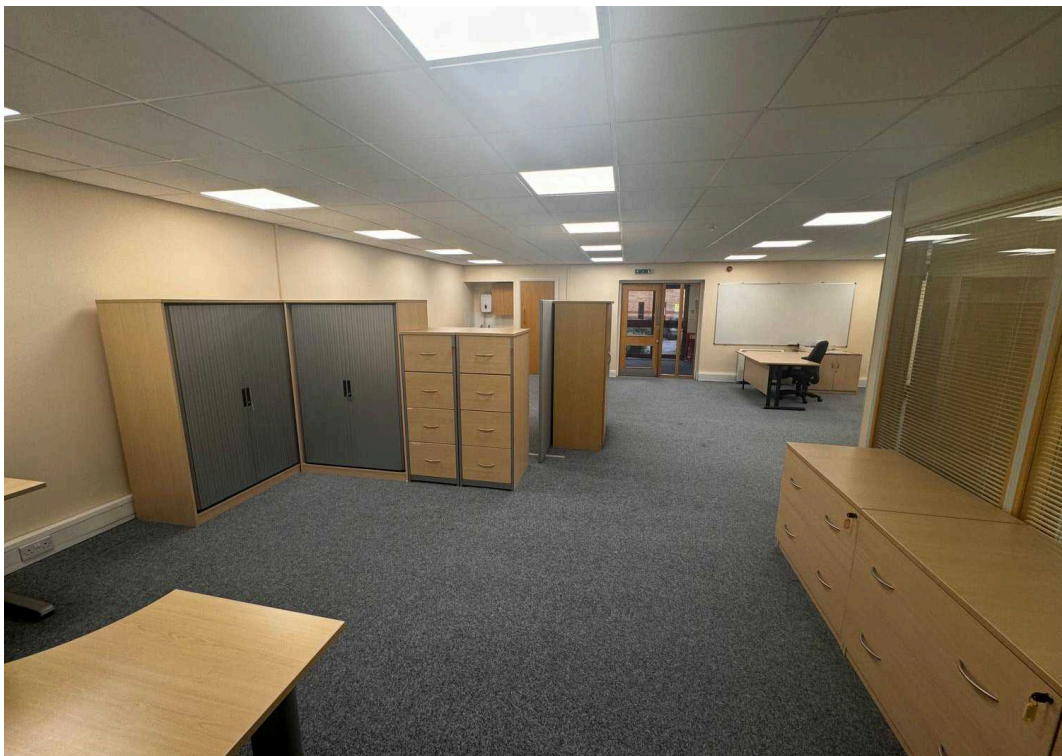
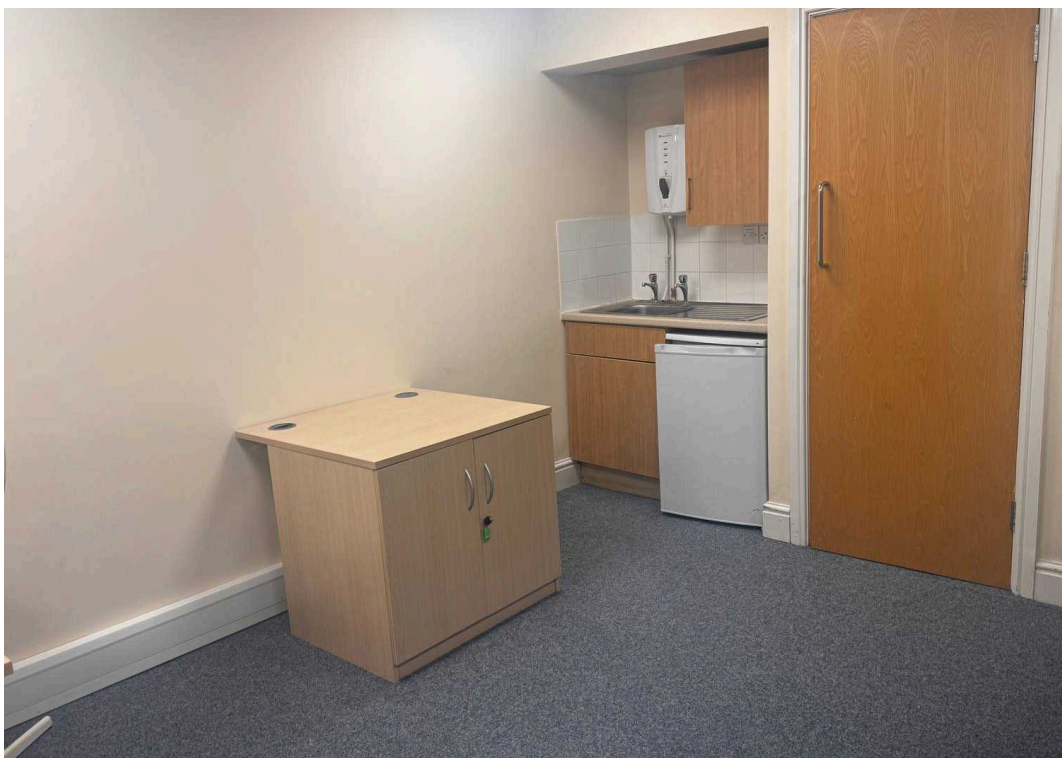
Interested parties are advised to contact the local authority for further information.

#### **VIEWING**

For further information or an appointment to view please contact Gina Powell or Rebecca Blyth on 01226 731730 ext 3 [gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk) / [rebecca.blyth@simonblyth.co.uk](mailto:rebecca.blyth@simonblyth.co.uk)

#### **SUBJECT TO CONTACT**





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 18/11/2024.



## Simon Blyth Estate Agents

01226 731730 ext 3

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