



TO LET

OFFICES/TRAINING CENTRE

1824 sq.ft (169.52 sq.m) with parking

REAR OF ARCHWAY HOUSE, LANGDALE ROAD, BARNSELY S71 1AQ

- **Modern single storey detached building**
- **Well proportioned and presented accommodation**
- **Visible from main A628 Pontefract Rd (access from Langdale Rd)**
- **8 no. car parking spaces approx**
- **Excellent location within walking distance of Barnsley town centre, bus and train links**
- **EPC Rating: D**

RENTAL £14,000 per annum, exclusive of business rates

C2627

ACCOMMODATION

A Detached brick building under a pitched concrete tiled roof, with modern internal features including suspended ceilings and inset lighting, comprising the following accommodation:-

RECEPTION/ENTRANCE HALL 8'5" X 21'4"

FRONT OFFICE 15' X 24'1"

REAR OFFICE 15'1" X 24'1"

FRONT CENTRE OFFICE 15'6" X 16'7"

SIDE OFFICE/TRAINING ROOM 30'7" X 16'3"

KITCHEN 4'9" X 8'9"

DISABLED TOILET with low level WC and wash hand basin

LADIES TOILET with low level WC and wash hand basin

GENTS TOILET with low level WC, two urinals and wash hand basin

OUTSIDE

Concrete car park with 8 no. spaces approx

Open yard area.

SERVICES

All mains services are connected.

A gas fired central heating system to radiators is installed.

BUSINESS RATES

Rateable Value : £9,300

Uniform Business Rate 2016/2017: 48.4p in the £

This property may benefit from small business rate relief. Interested parties should make their own enquiries via the local authorities Business Rate Department.

PLANNING

Prospective tenants are requested to make their own enquiries regards potential uses of the property via the Planning Office at Barnsley Metropolitan Borough Council.

LEASE TERMS

The property is available for a term to be negotiated on a full repairing and insuring basis at a rental of **£14,000 per annum**, exclusive of business rates and, payable monthly in advance by standing order.

LEGAL COSTS

The ingoing tenants are to bear the landlord's reasonable legal costs in the transaction.

VAT STATUS

Not applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate with a rating of D.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

DIRECTIONS

The property is accessed off Langdale Road, but also backs onto Pontefract Road. It comprises the former Dimensions premises, and is located to the rear of Archway House and no. 12 Langdale Road.

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

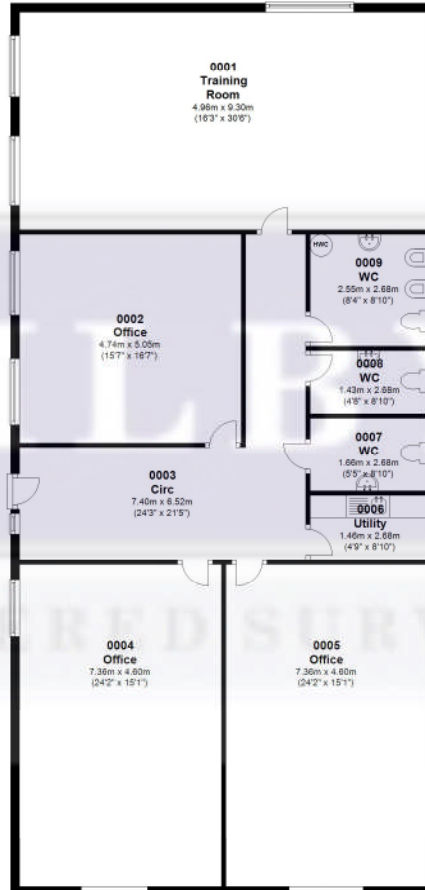
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7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

**REAR OF ARCHWAY HOUSE
LANGDALE ROAD
BARNSELEY
S70 1AQ**

Ground Floor

Approx. 185.2 sq. metres (1993.3 sq. feet)



Total area: approx. 185.2 sq. metres (1993.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.
Plan produced using PlanUp.