

APPENDIX MJB6

Illustrative Office Letting Particulars
Particulars of “The Gateway” Office Development

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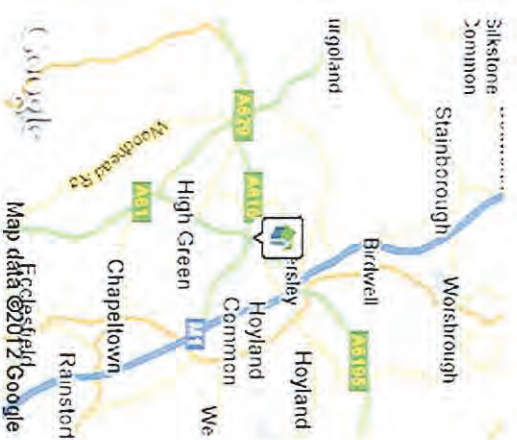
For improved printing use the print button on the page



£2,917 pcm Commercial property to rent

Unit 4 Maple Court, off Maple Road, Wentworth Office Park
Barnsley S75 3DP





Nearest stations:

- ➦ Chapelton (2.2 miles)
- ➦ Elsecar (2.9 miles)
- ➦ Wombwell (3.9 miles)

Letting information:

Furnishing: Not Specified

Full description:

Modern detached two storey high spec. office building with excellent car parking. Close to M1 motorway at Junction 35A and 36.

LOCATION

The Wentworth Business Park is located close to the junction of the main A61 Barnsley to Sheffield Road, and the A616 Manchester Road within easy access of the M1 motorway at junctions 35A and 36.

ACCOMMODATION

A high specification detached two storey office situated within an established office development with features

comprising double glazing, suspended ceiling and category 2 lighting, carpeting and raised floors.

The accommodation comprises a good mix of open plan and private offices and is summarised as follows:-

GROUND FLOOR

FRONT ENTRANCE HALLWAY with male and female toilets off

OFFICES 2065 sq. ft. (191.84 sq.m.)

FIRST FLOOR

OFFICES 2157 sq.ft. (200.39 sq.m.)

TOTAL NET INTERNAL AREA 4222 sq.ft. (392.23 sq.m.)

OUTSIDE

CAR PARK with 18 spaces approx.

SERVICES

Mains water, drainage and electricity are connected.

BUSINESS RATES

Description : Offices and Premises

Rateable Value : £50,500

Uniform Business Rates 2012/2013: 45.8 p in the £

Rates Payable : £23,129 p/a approx. (See important notice No.7)

LEASE TERMS

The property is available for lease for a term to be negotiated on an effective full repairing and insuring basis.

RENTAL

£35,000 per annum, exclusive of business rates (and VAT if applicable), payable quarterly in advance by standing order, subject to upward only review at five yearly intervals.

LEGAL COSTS

Each party to bear its own legal costs in the transaction.

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

BUSINESS SUPPORT

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

DIRECTIONS

From the North leave the M1 Motorway at Junction 36, taking the third exit onto the A61 and continue to the next roundabout. Take the fourth exit onto Maple Road, where Maple Court can be located on the left by a 'Wilbys' marketing board.

IMPORTANT NOTICE

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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 rate relief.



**To view this property or request more details, contact
Wilbys , Barnsley**

6a Eastgate, Barnsley, S70 2EP

0843 314 2032 BT 4p/min

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6a Eastgate, Barnsley, S70 2EP

See it? Scan it!

What's this?

THE GATEWAY ST MARY'S STREET PENISTONE



BASE YOUR BUSINESS IN THE HEART OF THE BUSTLING SOUTH YORKSHIRE
MARKET TOWN OF PENISTONE AND BE PART OF A SUCCESSFUL £15 MILLION
TOWN CENTRE REGENERATION SCHEME

Ground Floor units
from 1,225-2,250 sqft
First Floor units to let
from 236-645 sqft



ACCOMMODATION

The development includes 6 ground floor units ranging in size from 1,225 sqft to 2,550 sqft. The first floor presents 19 units from 240 sqft with two kitchens together with a meeting/conference room available for pre-booking and a lobby/reception area. There are 23 car parking spaces with 2 disabled spaces.

LOCATION

Situated central to Penistone town centre with a prime road-side position on a direct approach into the centre with fantastic window presence to the front aspect. Penistone is a bustling market town with an established variation of local and national businesses and a population of 10,000 people plus.

Boasting a prime position central to the well known market town of Penistone: A development of new build office and commercial units by Dransfield Properties Ltd

SITUATION/AMENITIES

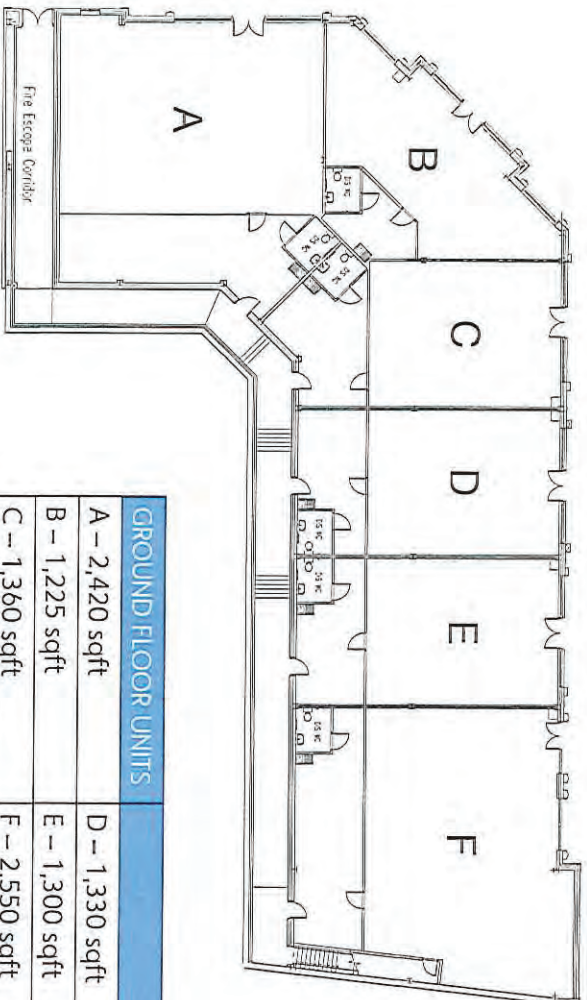
The town which itself holds a traditional outdoor market on a weekly basis is surrounded by picturesque villages, all with highly regarded schools and provides an abundance of local shops, ranging from small gift shops and clothes shops to mini supermarkets and Tesco. In addition, shopping outlets such as Asda and Morrisons are easily accessed, as is Meadowhall being a twenty minute journey by car. Penistone also has its own train station and bus interchange.

The area has a number of highly regarded bars and restaurants with Cubley Hall being located only a short walk across the road. Penistone is situated on the edge of the Pennines surrounded by glorious open countryside whilst being the first location from Manchester and central to Barnsley, Huddersfield, Wakefield, Leeds, Sheffield, Rotherham and Doncaster.

The M1 Motorway is within a 10 minute drive with excellent links to the M18 and M62.



GROUND FLOOR



GROUND FLOOR UNITS	
A – 2,420 sqft	D – 1,330 sqft
B – 1,225 sqft	E – 1,300 sqft
C – 1,360 sqft	F – 2,550 sqft

1ST FLOOR



FIRST FLOOR UNITS		TOTAL RENT AND RATES PER WEEK
1 – 269 sqft		£140.00
2 – 450 sqft		£205.00
3 – 409 sqft		£185.00
4 – 300 sqft		£150.00
5 – 645 sqft		£260.00
6 – Meeting Room		
7 – 548 sqft		£230.00
8 – 290 sqft		£150.00
9 – 333 sqft		£165.00
10 – 580 sqft		£240.00
11 – 236 sqft		£130.00
12 – 226 sqft		£125.00
13 – 350 sqft		£165.00
14 – 344 sqft		£165.00
15 – 232 sqft		£130.00
16 – 317 sqft		£155.00
17 – 317 sqft		£155.00
18 – 306 sqft		£150.00
19 – 318 sqft		£155.00
20 – 484 sqft		£215.00



TERMS

Flexible terms on ground floor and first floor accommodation is available.

SERVICES

Mains Water, Electric, Drainage and WiFi.
 The scheme benefits from renewable energy resources which will reduce utility costs.
 Rent also includes rates, service charge and building insurance, but excludes utilities and VAT.



CONTACT: For further information contact Dransfield Properties or Lancasters Property Services.

Dransfield
 PROPERTIES LIMITED
 01266 360644

Lancasters
 PROPERTY SERVICES
 01226 763307

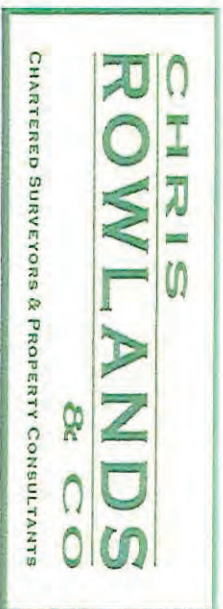


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APPENDIX MJB7

Agent's Particulars of Martrree Industrial Estate



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Ingbridgeforth
Penistone
Sheffield
S36 7GQ

Tel: 01226 791984
Fax: 01226 764242
Mobile: 07957 167322
Skype: chris.rowlandsandco
Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

TO LET/MAY SELL

EXCELLENT MODERN INDUSTRIAL UNITS 3,750 sq. ft. to 9,000 sq. ft.

MARRTREE BUSINESS PARK

KIRKWOOD CLOSE, OXSPRING, PENISTONE, SHEFFIELD, S36 8ZP



SITUATION

Marrtree Business Park is on the boundary between Penistone and Oxspring midway between Sheffield and Barnsley. Although it is a semi-rural location it is very well placed for connections throughout the region, particularly to Sheffield, Huddersfield and Barnsley. The M1 motorway junctions 35a, 36 and 37 are all quite close by and the Woodhead Road to Manchester runs through Penistone.

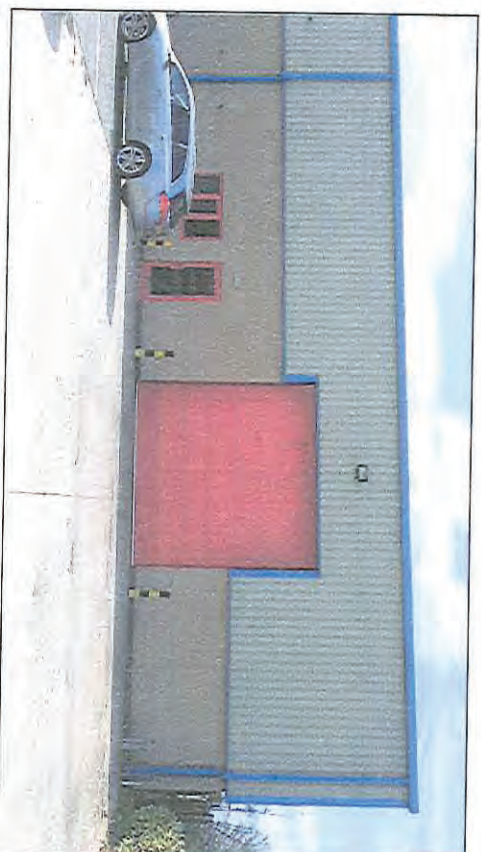
DESCRIPTION

This is a development of modern purpose built industrial units being steel portal framed with brick clad walls and steel profile insulated cladding.

The units have a concrete floor and electrically operated good doors.

ACCOMMODATION and AVAILABILITY (December 2012)
 (Measured in Accordance with RICS Code of Measuring Practice 6th Edition)

Unit	Size (Sq. Ft)	Tenant	RV	Rent (pa)	Status
1	4000	Re-tech Marine	£15,000		
2	4000	Vacant	£15,000	£12,000	Available
3	4500	Vacant	£17,000	£13,500	Available
4	4500	Vacant	£17,000	£13,500	Available
5	3750	Vacant	£13,500	£11,250	Available
6	3750	Vacant	£13,750	£11,250	Available



SERVICES

All mains services comprising water, drainage, gas and electricity are available.

RATES

The RV figures above are extracted from the 2010 Valuation List. National non-domestic rates are payable by the occupier in accordance with the Uniform Business Rate multiplier which is 45.8p in the £ for 2012/2013.

LEASE

Each unit is available by way of a new FRI lease for a term of three years.

VIEWING

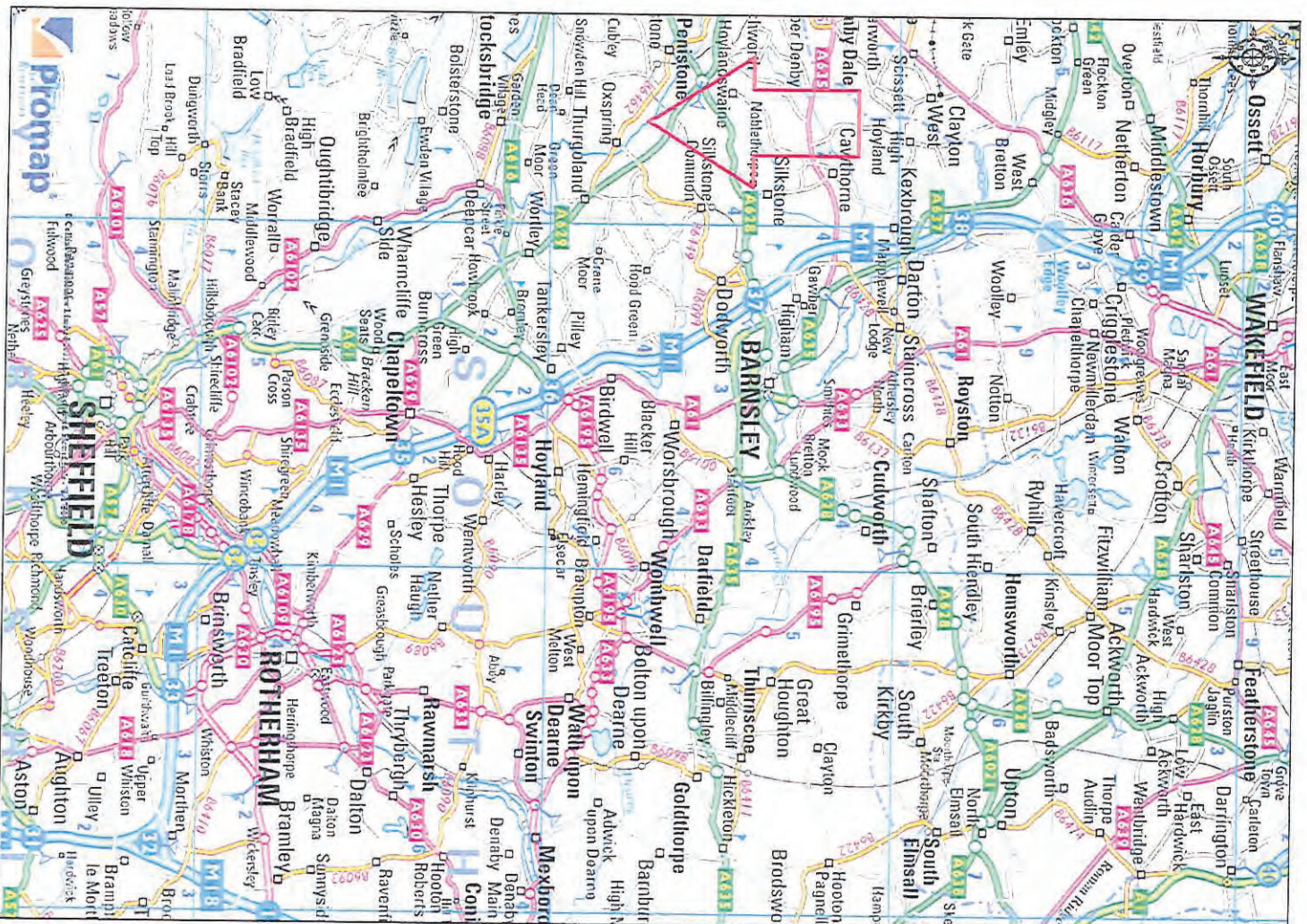
By arrangement with

Chris Rowlands & Co. 01226 791984

chris@chrisrowlands.co.uk

Joint Agents steve.molloy@walkersingleton.co.uk





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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.