



SMC
Brownill
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To Let

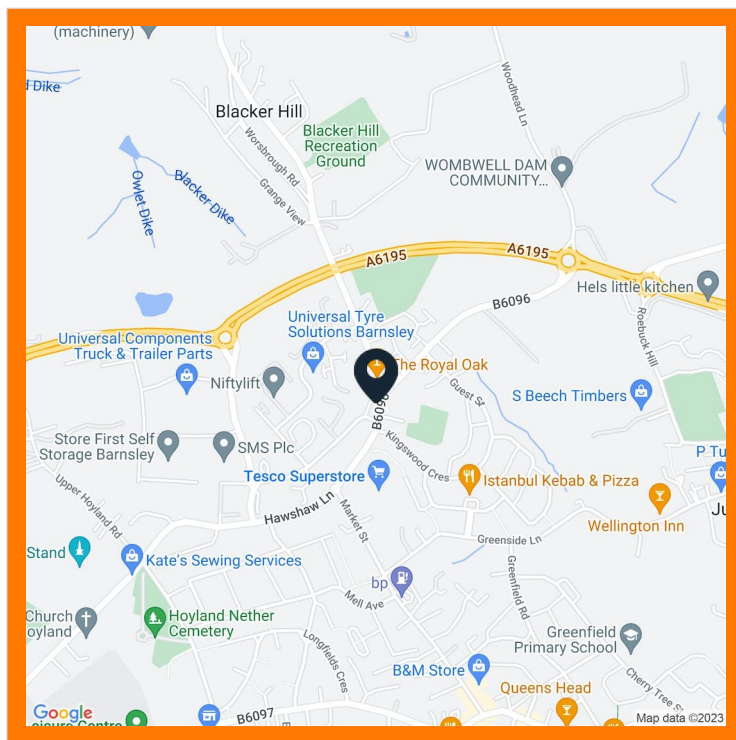
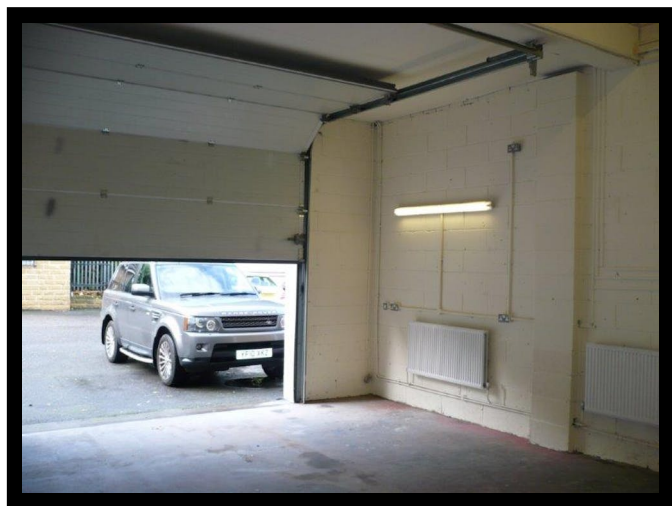
Business Unit To Let

£625 per month

Unit 1, Three T's Business Park, Barnsley, S74 9DG
0114 290 3300 | georgia.lancaster@smcbrownillvickers.com

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- On Site Parking
- Electric Roller Shutter Door
- Fully Alarmed
- Fully Surfaced and Fenced



Description

Constructed in 2004 this easily managed business unit is constructed over two levels, within a secure self-contained business park.

With first floor offices and stores, it is suitable for a variety of uses.

There are two car parking spaces included within the demise plus use of a communal overspill parking area. The business unit is set within a landscaped and fully secure site.

Location

The unit is superbly located in Hoyland, off Wombwell Road near Barnsley.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	539	50.07	Available
1st	243	22.58	Available
Total	782	72.65	

Services

Mains water, mains electricity (single phase), mains gas and mains drainage are all connected. None of the services have been tested and we are therefore unable to issue any warranties as to their condition and serviceability.

Viewings

To arrange a viewing please contact Philip Simpson BSc MRICS on 0114 290 3300

Lease Terms

The property is available on a full repairing and insuring basis for a minimum term of 2 years at a rent of £625 per calendar month. A bond is payable of £625 at the commencement of the term. Rent is payable monthly in advance by standing order. The tenant is responsible for reimbursing the Landlord's building insurance premium of £25pcm.

Business Rates

Further information is available upon request.

Energy Performance Certificate

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Viewing

Viewing is by prior appointment only. Please contact our agents for further information

Georgia Lancaster

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