

TO LET

FIRST FLOOR OFFICE PREMISES

FROM 223.52 SQ M (2,406 SQ FT) TO
595.69 SQ M (6,412 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**2 BEEVOR COURT
PONTEFRACT ROAD
BARNESLEY
SOUTH YORKSHIRE
S71 1HG**

**TO LET- FROM
£18,000 PER
ANNUM**

- **To Let: Modern first floor offices from 2,406 sq ft (223.52 sq m) to 6,412 sq ft (595.69 sq m)**
- **Open plan accommodation**
- **On site car parking with EV charging available**
- **Incentives available subject to Tenant status**
- **To let – From £18,000 per annum**



LOCATION

Barnsley has an urban population of approximately 230,000 people and is situated in South Yorkshire approximately 16 miles north of Sheffield and 23 miles south of Leeds. The town is well served by the motorway network with J37 of the M1 situated approximately 1.5 miles to the west, via the A628 Dodworth Road.

Beevor Court is a well-established office location and is situated off the A628 Pontefract Road approximately 0.75 miles from Barnsley Town Centre and adjacent to Barnsley Football Club. The building forms part of a courtyard office development of three buildings with landscaped grounds and secure car parking. Other occupiers nearby include South Yorkshire Pensions, Yorkshire Probation Trust and Burrows Kia.

DESCRIPTION

This modern 2-storey detached office building provides extensive accommodation with Animal Trust occupying the ground floor.

The first-floor accommodation would suit sub-division to provide for multiple lettable suites or an office centre.

The first-floor office accommodation comprises a modern open plan specification with plaster painted walls and suspended ceiling with inset LED panel lighting. The accommodation is heated by way of a gas fired central heating system.

The property benefits from lift access and secure gated parking for 50 vehicles.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
First Floor – Vacant	223.52	2,406
First Floor - Vacant	371.14	3,995
TOTAL	595.69	6,412

RENTAL

From £18,000 per annum by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has the following Rateable Values:-

First Floor: £64,500 - Office and premises.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with joint agents, Lamb & Swift Commercial and Smiths Chartered Surveyors.

Telephone: 01204 522275
 Contact: Nathan Broughton
 Email: nbroughton@lambandswift.com

Telephone: 01204 298456
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