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THE COMPLETE PROPERTY
CONSULTANCY

TO LET

HIGH QUALITY SELF-CONTAINED OFFICES



**Brook House, Barnsley Road,
Dodworth, Barnsley, S75 3JT**

Rent: £32,000 per annum

- Excellent Location, Close to J37 M1 Motorway
- 2,639 sqft (245 sqm)
- Parking for 13 Vehicles
- High Quality Modern Offices

Tel: 01226 298456

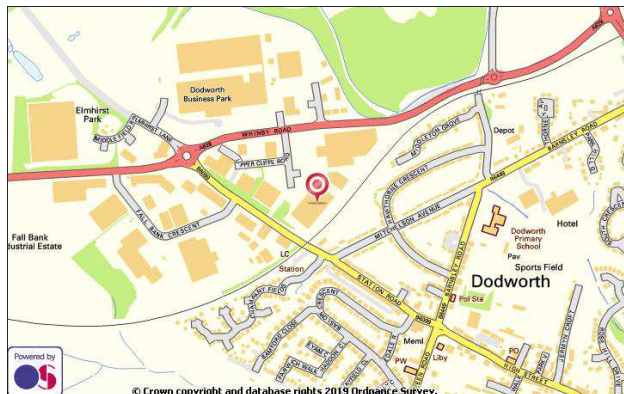
14 Regent Street
Barnsley
S70 2HG

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LOCATION

The property is located on the A635 Barnsley Road in Dodworth approximately 0.25 miles from Junction 37 of the M1 motorway and 1.5 miles to the west of Barnsley Town Centre.

The property occupies a prominent position at the entrance to the Holiday Inn Hotel and Bannatynes Health and Fitness Centre.



DESCRIPTION

The premises consists of a modern two-storey office which has the benefit of air-conditioning, Category II lighting and gas central heating and self contained car parking for 13 vehicles.

ACCOMMODATION

Floor Area	Sq M	Sq Ft
Ground Floor		
Entrance Lobby	54.63	588
General Office 1		
Office 2	13.07	140
Office 3	13.63	147
Office 4	13.22	142
Office 5	13.54	146
Male/Access WC	-	-
Female/Access WC	-	-
Store Cupboard	2.84	31
Kitchen	9.33	100
First Floor		
Reception/General Office 1	29.22	314
Office 2	14.33	154
Store	5.91	64
Server Room	4.30	46
Toilet	-	-
Kitchen	5.78	62

Meeting Room/Office 3	24.76	266
Office 4	17.62	190
Office 5	23.17	249
TOTAL NIA	245.17	2,639
Outside	13 car spaces	

SERVICES (not tested)

Mains water, gas, electricity and drainage are connected to the property.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

RATING

PROPERTY	RATEABLE VALUE
Brook House, Dodworth	£15,750

Premises with a rateable value of between £12,001 and £15,000 will have a reducing relief from 100% to 0%.

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed incorporating rent reviews at 5 yearly intervals.

LEGAL COSTS

Each party to be responsible for their own costs.

EPC

The property has an EPC rating of 77 (D).

VIEWING AND FURTHER INFORMATION

Andrew Corbett/ Natalie Hood/ Jeanette Debney
Smiths Chartered Surveyors

Tel: 01226 298 456

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IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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