



Queen's Court Business Centre
At the heart of Barnsley's commercial quarter



QUEEN'S COURT
BUSINESS CENTRE



Where beautiful Victorian architecture meets 21st century business.

Queen's Court is at the heart of Barnsley's commercial quarter and is one of seven major development projects in the town, which include major office and retail developments, making Barnsley a great place to do business both now and in the future.

A former Victorian hotel, the building has been completely renovated and restored to provide contemporary, stylish office accommodation in an enviable and stimulating setting. Queen's Court would suit a variety of businesses ranging from design, architecture and media business through to financial and professional services companies. With 24/7 access you can work when you need to, not just the usual office hours.

Barnsley is fast becoming a great place to do business as well as a great place to live. The town's location, just five minutes from the M1 junction 37, provides easy access to all major roads and means London is only 2 hours away, with Sheffield, Leeds and Manchester all within easy commuting distance. Queen's Court is ideally situated within easy walking distance of the new £24 million Transport Interchange, making it the ideal location for growing businesses.



Queen's Court Business Centre where past meets present day demands.

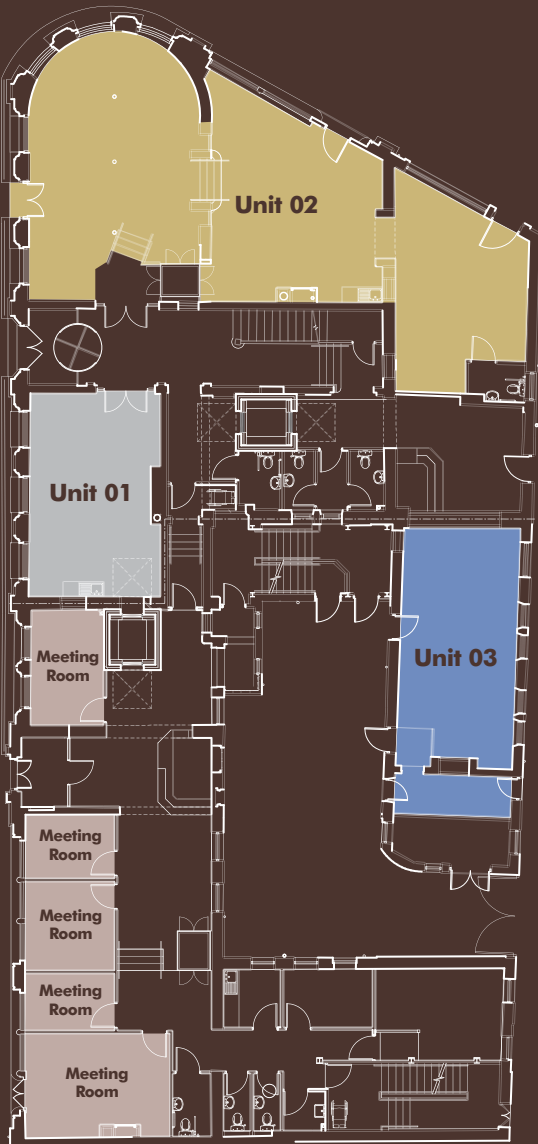
Facilities at a glance

- Flexible office accommodation, traditional lease terms or fully serviced offices
- Great location – two minutes from the new Transport Interchange
- Contemporary and stylish office environment
- Fully managed reception and bureau services if you need them
- Meeting room and conference facilities
- Digital telephone systems and broadband internet access

Queen's Court has 12 office suites providing accommodation from 39 sq m (428 sq ft) to 1,517 sq m (16,330 sq ft). Rental terms are also flexible and include traditional lease terms, where the tenant is responsible for repairs, insurance and maintenance via service charges. Alternatively, fully serviced offices are also available as we understand that small businesses don't want extra charges and administration, so buildings insurance, electricity, heating, comfort cooling, cleaning and meeting room access are all included in the rent. The only additional charges will be for IT and reception services if you require them. You will be responsible for your business rates and contents insurance but that's about it. Simple really.

All office suites include comfort cooling, carpeting, telephone and broadband internet access ports and intruder alarms. Reception facilities are also available should you require them, as are meeting rooms with internet access. We also offer a range of bureau services including secretarial and IT support, providing you with as much or as little as you want, giving you and your business total control and flexibility.

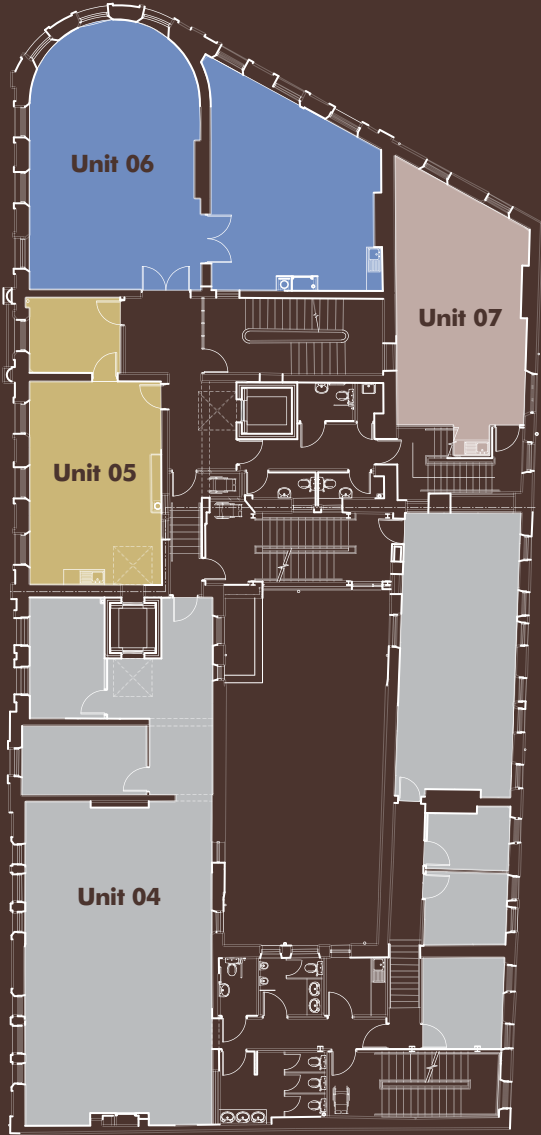
Ground Floor Plan



Accommodation Schedule

Unit 01	40.0 sq m 430 sq ft
Unit 02	140.9 sq m 1,517 sq ft
Unit 03	59.7 sq m 643 sq ft

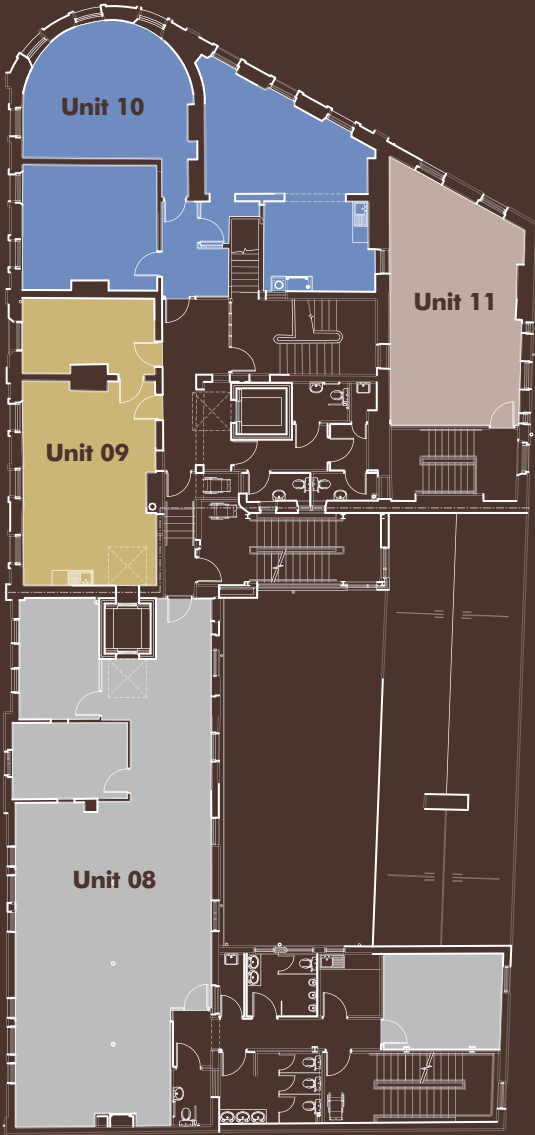
First Floor Plan



Accommodation Schedule

Unit 04	218.1 sq m 2,348 sq ft
Unit 05	50.9 sq m 548 sq ft
Unit 06	113.4 sq m 1,221 sq ft
Unit 07	47.7 sq m 514 sq ft

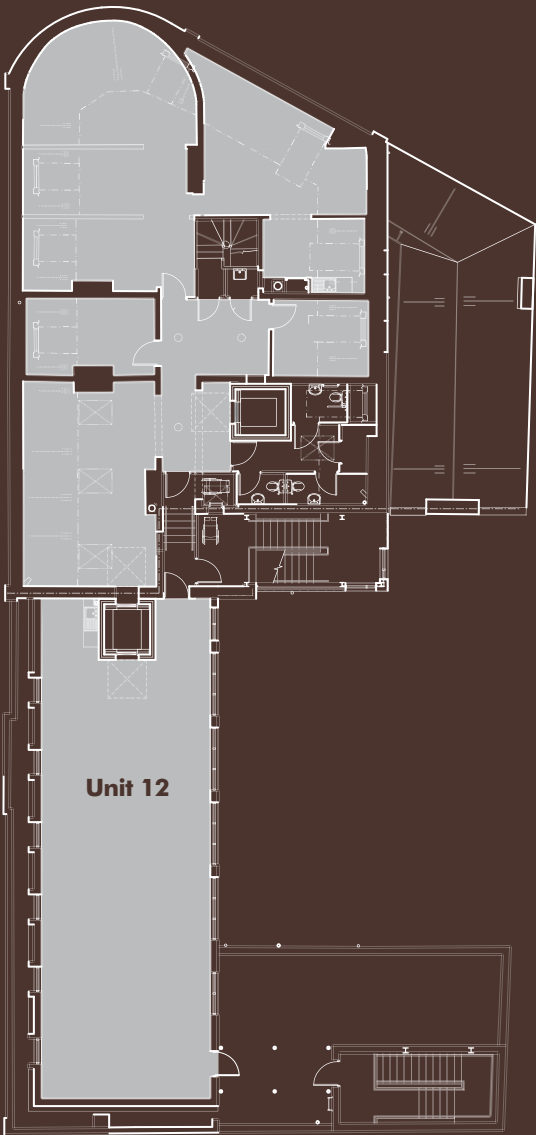
Second Floor Plan



Accommodation Schedule

Unit 08	160.1 sq m		1,724 sq ft
Unit 09	55.9 sq m		602 sq ft
Unit 10	107.3 sq m		1,155 sq ft
Unit 11	46.5 sq m		500 sq ft

Third Floor Plan



Accommodation Schedule

Unit 12	316.6 sq m		3,408 sq ft
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Discover how Queen's Court can fulfil your business potential.

Getting to Barnsley



Barnsley town centre



Queen's Court is conveniently located in Barnsley town centre and is less than two minutes walk from the new Transport Interchange which provides bus and rail links throughout the region.

Queen's Court Business Centre
Regent Street
Barnsley
South Yorkshire
S70 2EG

If you're a new or existing business and you'd like to view the facilities please contact the agents: Smiths on 01226 298456.

Andrew Corbett
Smiths Chartered Surveyors
14 Regent Street
Barnsley
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S70 2HG

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QUEEN'S COURT

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For further information contact Andrew Corbett on 01226 298456



SMITHS
CHARTERED
SURVEYORS



All floor plan sizes are approximate at the time of going to press.