



TO LET

INDUSTRIAL/WAREHOUSE UNIT
137 sq m (1,476 sq ft)



UNIT 1
MITCHELLS ENTERPRISE CENTRE
BRADBERRY BALK LANE
WOMBWELL, BARNSELY
S73 8HR

address: 51a St Paul's Street, Leeds, LS1 2TE
tel. 0113 244 9020 **fax.** 0113 244 1104

LOCATION

The subject property is located approximately 6 km (3.7 miles) to the south east of Barnsley and 16.5 km (10.3 miles) to the north of Sheffield. Junction 36 of the M1 motorway lies approximately 4.5 km (2.8 miles) to the south west of the property via the A6195.

The property is situated within a well established industrial estate and is accessed via a service road leading off Bradberry Balk Lane.

DESCRIPTION

The property comprises a small modern industrial estate of approximately 15,000 sq.ft (1,394 sq.m) which was constructed during the 1990's to form a terrace of 12 units with a large open servicing and parking area adjacent.

Unit 1 is constructed of a steel portal frame with part brick/block walls with pitched clad roof with profile metal sheets. The unit is at the end of a terrace and benefits from an eaves height of approximately 4m. In addition the unit has the benefit of 3 Phase electricity; water and gas is available.

The warehouse is split between a main workshop area complete with two offices forming a reception and rear office/staff facility complete with some lightweight storage over.

ACCOMMODATION

The following measurements have been made in accordance with the RICS Code of Measuring Practice and are provided on a gross internal floor area basis:-

Description	Sq. M	Sq. Ft
Warehouse	107.5	1,158
Offices	29.5	318
Total	137	1,476

RATING

From our enquiries with the Local Rating Authority, we are informed the unit is assessed as follows:-

Rateable Value: £6,600

Rates Payable: £2,840 per annum (estimate)

TERMS

The unit is available by way of new full repairing and insuring lease for a minimum of 3 years. The Tenant will also be obliged to contribute to the service charge and pay a proportion of the Landlord's insurance. The current service charge proportion is 8.15% at £1,059 per annum.

RENTAL

£9,225 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

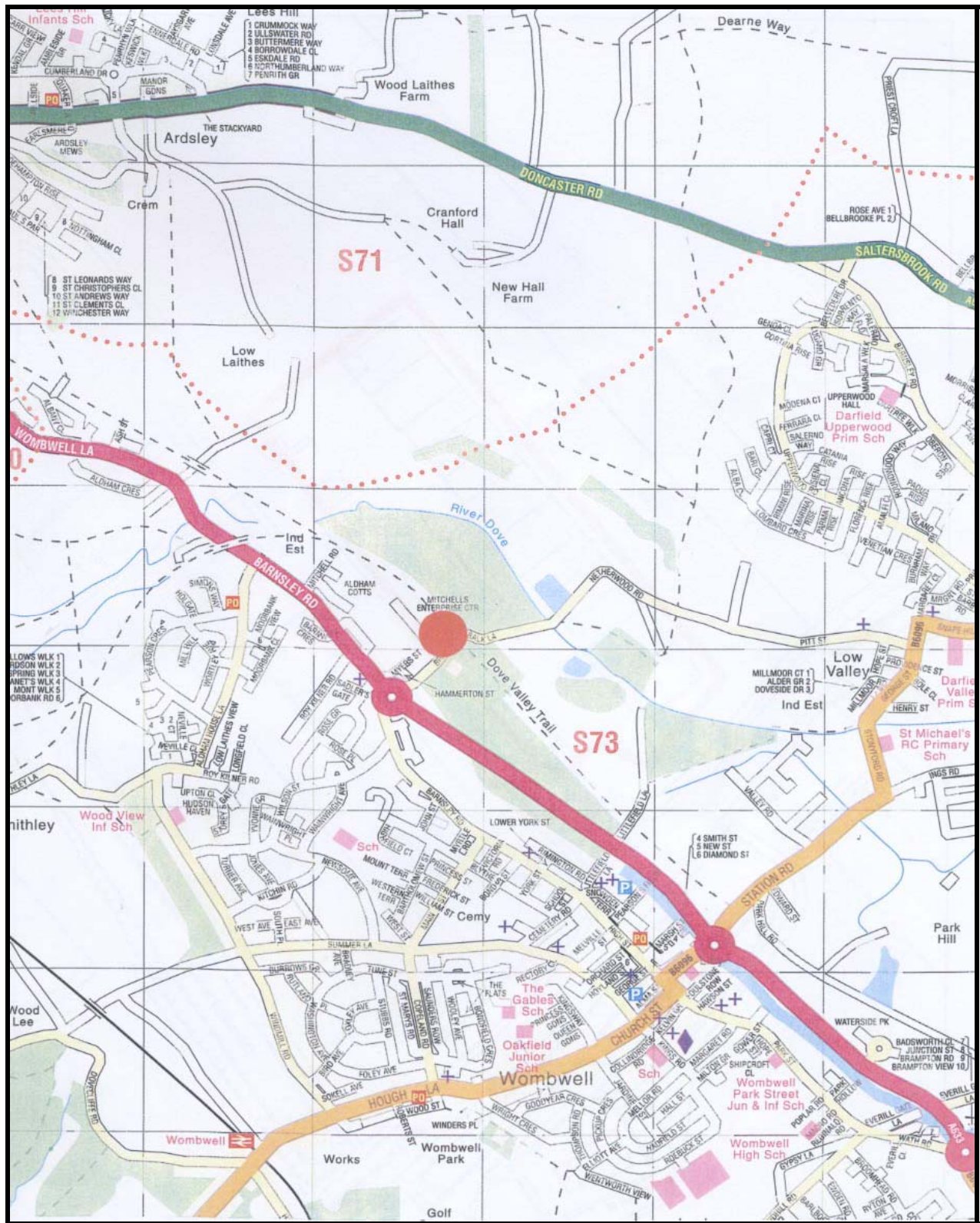
All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate 0113 244 9020 (ref: Mike Smith).

February 2007

WOMBWELL BARNESLEY



These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Brackenridge Hanson Tate nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents and prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.