



# TO LET

## INDUSTRIAL/WAREHOUSE UNIT

**138 sq.m (1,480 sq.ft)**



**UNIT 6**  
**MITCHELLS ENTERPRISE CENTRE,**  
**BRADBERRY BALK LANE**  
**WOMBWELL, BARNSELY**  
**S73 8HR**

web. [www.bht.uk.com](http://www.bht.uk.com)

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

## LOCATION

The subject property is located approximately 6km (3.7 miles) to the south east of Barnsley and 16.5km (10.3 miles) to the north of Sheffield. Junction 36 of the M1 motorway lies approximately 4.5km (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) constructed during the 1990's to form a terrace of 12 units with a large open servicing and parking area adjacent.

Unit 6 is constructed of steel portal frame with part brick/block walls and a pitched clad roof of profile metal sheets. It is a mid-terrace unit with an eaves height of approximately 4.3m and has the benefit of three phase electricity, gas and water.

The property benefits from an open plan warehouse/storage area with wc facilities to the rear.

## ACCOMMODATION

The following measurements have been made in accordance with the RICS Code of Practice and are provided on a Gross Internal Area basis:-

<b>Warehouse</b>	<b>138 sq m</b>	<b>1,480 sq ft</b>
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## TERMS

The unit is available by way of new full repairing and insuring lease for a term to be agreed at a rental of **£8,880 per annum exclusive**. 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 % , being approximately £918 per annum.

## RATES PAYABLE

We understand the property is assessed as follows:-

Rateable Value:	£11,000
Rates Payable 2010/11	£ 4,475 (estimate)

*Please note that with effect from 1 October 2010 for the period of one year there will be zero rates payable on the unit as the Rateable Value is less than £6,000 RV.*

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

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

## VIEWING

By appointment with the agents:-

**Brackenridge Hanson Tate**

Tel: 0113 244 9020

Ref: Mike Smith

Email: [mike.smith@bht.uk.com](mailto:mike.smith@bht.uk.com)

or

**Knight Frank**

Tel: 0114 272 9750

Ref: Rebecca Schofield

**SUBJECT TO CONTRACT  
May 2010**

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