



Tenure

Freehold.

The property is subject to an estate service charge and a rent charge and further details are included in the legal pack.

Location

Barnsley, with a population of 75,000, is located 15 miles north of Sheffield and 17 miles west of Doncaster. The town benefits from good road communications being situated adjacent to the M1 motorway (Junction 37).

The property forms part of a terrace of similar buildings on the north side of Burleigh Street immediately to the south of the roundabout junction of the West Way Ring Road (A628) and the A61 (Sheffield Road). The immediate area is predominantly offices and other users in Burleigh Court include NHS, Barnsley Council Safeguarding Children's Unit and Work Programme and Phoenix Futures. The nearby Joseph Locke House is occupied by The Child Support Agency and HM Revenue & Customs. A Morrisons supermarket is nearby and Alhambra Shopping Centre is immediately opposite on the north side of West Way.

Description

The property is arranged on ground and two upper floors to provide office accommodation with WC facilities on ground and first floors, gas-fired central heating (not tested) and air conditioning to the majority of the offices.

The accommodation provides a combination of open plan and partitioned offices and benefits from two staircases serving all floors. The property could be used as two separate offices by closing the doorways in the dividing wall. There is communal parking to the front with 11 spaces allocated to the property.

The property provides the following accommodation and dimensions:

Ground Floor	117.5 sq m	(1,264 sq ft)
First Floor	119.5 sq m	(1,286 sq ft)
Second Floor	128.0 sq m	(1,377 sq ft)
Total	365.0 sq m	(3,927 sq ft)

Tenancy

The entire property is offered with FULL VACANT POSSESSION UPON COMPLETION.

Rateable Value

We understand that the property has a Rateable Value of £32,250 and is listed as 'offices and premises'.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 76 Band D (Copy available on website).

Barnsley

5 & 6 Burleigh Court Burleigh Street South Yorkshire S70 1XY

- **Freehold Vacant Office Building**
- **Comprises a 1990's built three storey office building (3,927 sq ft)**
- **Communal parking to the front**
- **Situated adjacent to the Inner Ring Road and close to the town centre**

Vacant Possession upon Completion

SIX WEEK COMPLETION AVAILABLE

