



Hilltop Cottage, North Lane
Cawthorne, Barnsley
South Yorkshire, S75 4AG

Tel: 01226 791984

Fax: 01226 792383

Mobile: 07957 167322

Skype: chris.rowlandsandco

Web: www.chrisrowlands.co.uk

Email: chris@chrisrowlands.co.uk

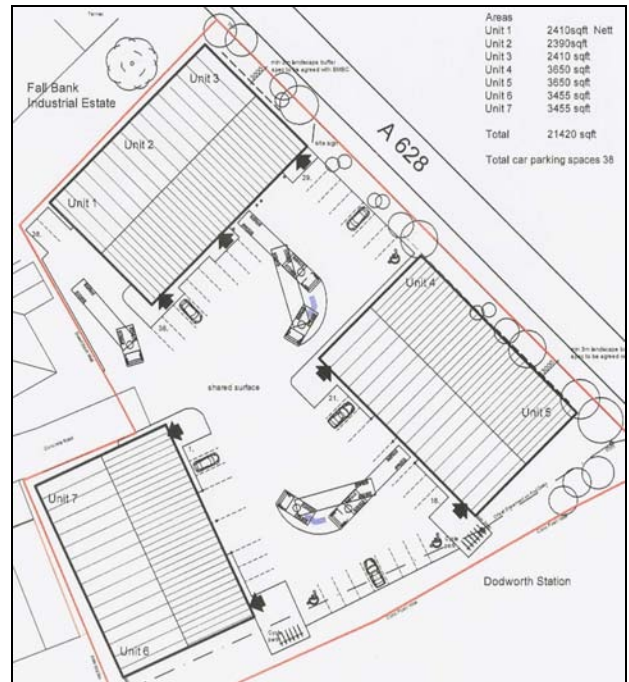
WORTLEY COURT

FALL BANK INDUSTRIAL ESTATE

DODWORTH, BARNSLEY, S75 3LS

TO LET

NEW INDUSTRIAL
UNITS 2390 to 3650 sq ft



LOCATION

Fall Bank Industrial Estate at Dodworth, Barnsley is one of the premier industrial locations in Barnsley. It is within one mile of Junction 37 of the M1 Motorway and benefits from the development of the Dodworth by-pass. In recent years companies such as Koyo Bearings, JDF Transport, Goldcrest Chemicals and Galpharm Pharmaceuticals have recognised the strategic importance of the location. Many new businesses are moving into the area due to the high levels of investment and development taking place in the locality.

DESCRIPTION

Wortley Court is a development of seven industrial buildings comprising a range of self contained workshops built to a high standard with associated car parking and a tarmac forecourt and yard area.

They are constructed in two blocks of two semi detached industrial buildings and one terrace of three units.

Units are steel framed with brick/block infill walling, power float concrete floor, steel profile roof sheeting and cladding. There is a separate pedestrian door and a goods/vehicular door to each unit. Mezzanine storage with steel staircase and balustrade is provided above the office.

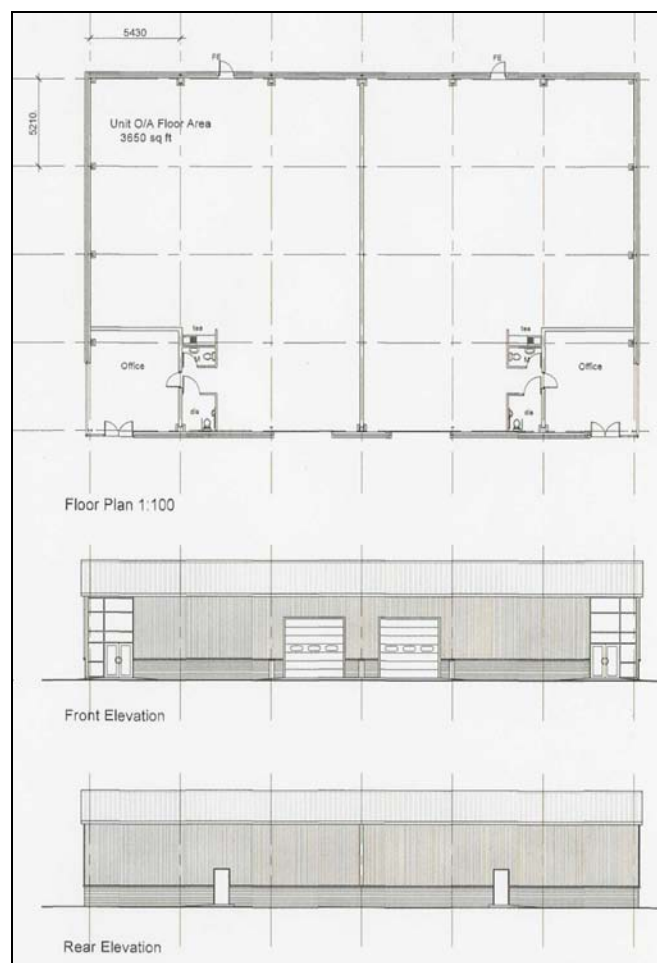
Offices have electric heating. WC facilities are provided.

LEASE TERMS

Ideally each unit will be let for a period of not less than five years on Full Repairing and Insuring terms although more flexible terms will be considered.

RENTS (Subject to Confirmation and Availability)

<u>Units</u>	<u>Size (Sq Ft)</u>	<u>Rent per annum</u>	<u>Status</u>
1	2410		Let
2	2390	£13,000	Available
3	2410		Let
4	3650		Let
5	3650		Let
6	3455	£18,000	Available
7	3455	£18,000	Available



VIEWING

Contact Chris Rowlands & Co. 01226 791984 for current availability.

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.