



S71 3HT

# INDUSTRIAL

Woodmoor Court, Longfields Road, Wharnccliffe Business Park, Barnsley



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- Modern workshop space with front office content
- Accessible from junction 37 of M1 motorway
- Unit sizes range from 70 - 139sq.m (750 - 1,500 sq.ft)
- Simple easy in / easy out tenancy agreements
- Immediate occupation usually available
- Arrange a viewing today



## INDUSTRIAL

### Units to let of flexible terms

SIZES FROM

**750 - 1,500 sq.ft**

70 - 139 sq.m

Over 200 locations throughout the Midlands and the North

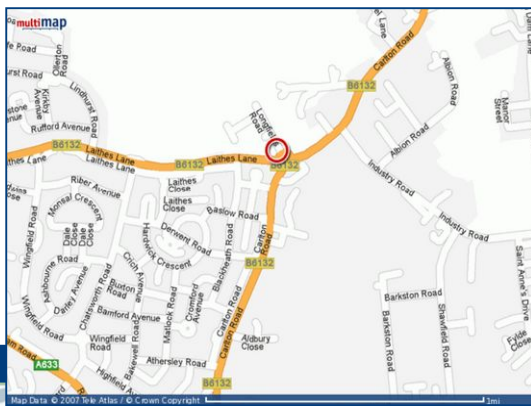


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## Location

Woodmoor Court is situated within Wharncliffe Business Park and accessed off Longfields Road, which is located close to the well established Carlton Industrial Estate, four miles to the north of Barnsley. It is one of the largest and longest established industrial locations in the Barnsley Borough and is home to a variety of local, regional and national organisations. Barnsley is strategically placed on the main road and motorway network. This has been enhanced by the opening of the Dearne Towns A1-M1 Link Road and by the Coalfields Link Road.



## Description

The estate comprises ten individual units which were completed in December 2004. They have been developed specifically to provide modern business starter units. They benefit from self contained workshop space built to a high standard with front office accommodation. There is a generous staff / visitor parking and a separate tarmac forecourt and yard at the rear with access to the loading door and fire exit door.

## Specification

- Modern business starter units with own front door
- Reinforced concrete floors
- Small office with electric storage heating
- Electronically/manually operated up and over loading doors
- Quality landscaping
- Fully fenced estate with lockable gates
- Sizes range from 70 -139 sq.m (750 - 1,500 sq.ft)

## Tenancy Terms

- Simple easy in / easy out Tenancy Agreements
- Immediate occupation usually available
- Rent Payable monthly in advance by Direct Debit
- Rent quoted on tenancy agreement includes cost of maintenance charges, and the Principal Rent is subject to fixed annual increases not exceeding 3%
- Rent Deposit & first months rent payable on commencement of the tenancy
- Administration Fee of £100 + VAT
- Tenant responsible for internal repairs, decorations and maintenance of doors and windows
- Landlord is responsible for external structure
- Rates payable by tenant direct to Barnsley Council
- Arrange a viewing today

## INDUSTRIAL

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