



**TO LET**

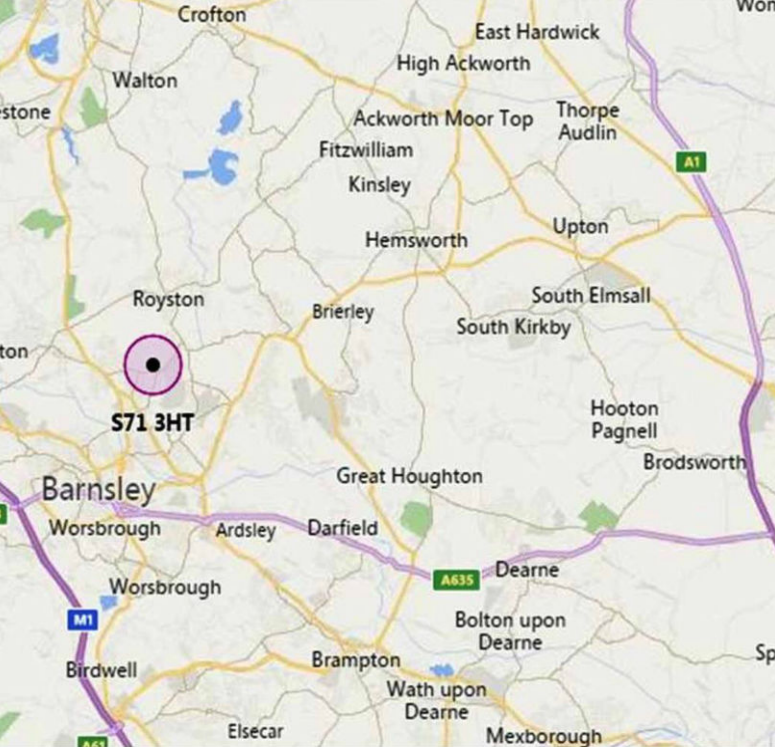
# WOODMOOR COURT

**Longfields Road, Wharncliffe Business Park, Laithes Lane, Barnsley, S71 3HT**



- **Modern workshop / business units**
- **All units include office or counter space**
- **Fenced site with gated access**
- **Prominent location at front of estate**
- **Mains services inc 3 phase electricity**
- **Range of simple tenancy agreements available**

**WORKSHOP / INDUSTRIAL UNITS**  
**750 to 1,500 sq ft (70 to 139 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
Barnsley	2.6	11	Car
M1	4.5	15	Car
A1 (M) Doncaster	14.5	24	Car
Sheffield	19	42	Car
Leeds	22	33	Car

Source: theAA.com

# WOODMOOR COURT

LONGFIELDS ROAD, WHARNCLIFFE BUSINESS PARK, LAITHES LANE, BARNSELY



## DESCRIPTION

These modern business units are steel portal framed with metal cladding walls and feature attractive glazed frontages to the offices. Roofs are pitched insulated cladding incorporating translucent roof lights.

The units are set out in an "L" shaped block with goods access from a shared courtyard and separate parking provision for the office frontages overlooking Laithes Lane.

## SPECIFICATION

- Mains services inc 3 phase electricity
- All units include office/counter area
- Reinforced concrete floors
- Fenced and gated estate
- 24/7 access

## EPC

EPC ratings range between C74 and D 94

## LOCATION

Woodmoor Court is situated at the entrance to Wharncliffe Business Park on Longfields Road off Laithes Lane. The site is to the north of Barnsley town centre and is close to the well known Carlton Industrial Estate area. The Estate is well located for accessing the Yorkshire region on the M1 and via the Dearne Towns link road to the A1(M).

## TERMS

- Range of Tenancy options
- Rent payable monthly by direct debit
- Tenant to repair / decorate interior inc doors and windows
- Landlord to repair / decorate exterior and structure
- Admin fee payable on completion. Deposit and/or guarantees may be required

## VIEWING / FURTHER INFO

Please contact us directly for current availability and for viewings



**Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ**

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. March 2018. Designed and produced by Creativeworld Tel: 01282 858200.

**Properties available in over 200 locations throughout England & Scotland**