

Property Consultants

 **Crosthwaite**
COMMERCIAL

T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Shaw Lane Business Park, Shaw Lane, Barnsley, S70 6EH



- Self Contained Ground Floor Office
- Convenient Location Close to Town Centre & The M1
- 2,694 sq ft Available (May Split)
- Generous Car Parking Provision
- To Let on Flexible Terms
- Available on a New Lease

www.crosthwaitecommercial.com



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LOCATION

The premises are located on the fringe of Barnsley town on Shaw Lane Business Park.

The Business Park is accessed from the A628 Dodworth Road near the Townend roundabout, Junction 37 of the M1 motorway at Dodworth and in walking distance of Barnsley Town Centre.

DESCRIPTION

The Ground Floor offices are well presented – decorated, carpeted, with modern suspended ceilings and gas central heating. There is an attractive light and airy reception area with a meeting room and a variety of private offices, some of which could be opened up to provide more open plan office space.

There is a kitchen together, with toilet facilities for use by tenants and their staff. Furniture can be provided if required.

There is ample free car parking and pleasant landscaped grounds.

ACCOMMODATION (Approx net internal areas)

Ground Floor **2,694 sq ft** **250.3 sq m**

Please note the Ground Floor Suite could be split to provide smaller suites/offices. Please contact the agents to discuss your exact requirement.



ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RATING ASSESSMENT

The property is currently assessed as individual offices and will require reassessment.

RENT

We are quoting **£10 per square foot**.

LEASE

The premises are available on a new lease for a term to be agreed.

USE

The premises currently benefit from an 'E' use class, which includes retail and professional services.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Chloe Bennett – Crosthwaite Commercial

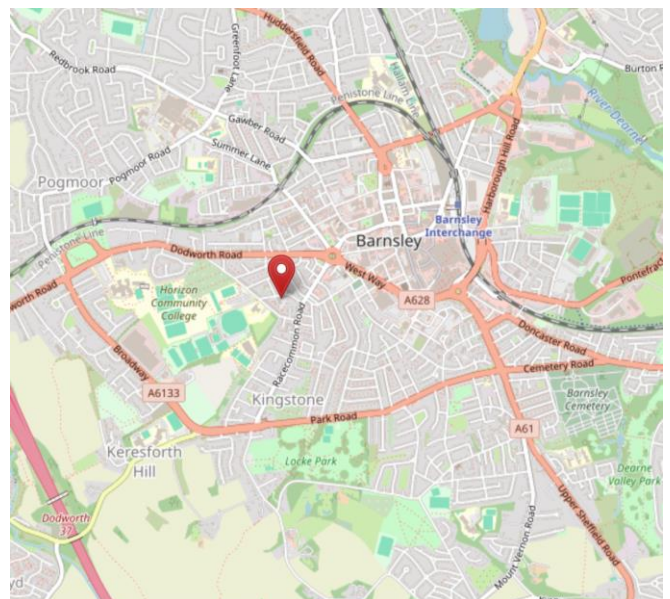
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SUBJECT TO CONTRACT AND AVAILABILITY August 2025