



13 Regent Street Barnsley S70 2EG

PROPERTY FEATURES

- High quality serviced office suites
- Barnsley town centre location
- Prominently situated on Regent Street
- Give your business an instant professional image
- Sizes available from 175 sq ft to 235 sq ft
- Suitable for a variety of businesses
- Simple all inclusive prices and flexible lease terms
- Superfast Virgin Business broadband included
- Boardroom / classroom style meeting room available
- Centrally located with excellent road and rail links



01924 200101

Monthly Rental Of £395

A NEW HOME FOR YOUR BUSINESS

Newly refurbished high quality office and business salons/suites now available within this prominent Town Centre building on Regent Street. Providing a quick and cost effective means to establish, expand or relocate your business, each of these quality office suites are let inclusive of utilities, business rates, buildings insurance and connection to a shared Superfast Virgin Business broadband system with a further option for private phone lines to be connected (additional fees apply). Common areas including kitchen and WC facilities are serviced regularly maintaining the professional image for staff and visitors. Suitable for a variety of business uses, each office suite is available on flexible lease terms leaving you to concentrate on running your business whilst presenting an instantly professional image.

ALL INCLUSIVE PRICES

Simple all inclusive price includes office rent, common-area service charge, utilities, and shared connection to superfast Virgin Business broadband. Private client landline(s) can be installed by agreement, at the expense of the client.

LEASE TERMS

Flexible leases to rent from 6 months onwards, a standard notice period of three calendar months, unless otherwise agreed, and no exit fee.

SIZES

Office suites are currently available in size ranging from 175 sq ft to 235 sq ft with prices ranging from £325/month for the top floor office to £450/month. Short term Daily or Weekly room rates are available if you want to test your business before committing to the lease. Enquire for details. A basement office suite is also available which benefits from a direct access from the street level, via separate stone steps.

MEETING ROOM

An on-site meeting room is available for all tenants to hire by the hour, day or half day. This can be configured in either a classroom or boardroom style.

LOCATION

The offices are prominently positioned on Regent Street within the heart of Barnsley town centre and are easily accessible with on street parking available on Regent Street and 2 minutes walk from both the bus and railway stations.

VAT

NO VAT is payable on top of the rent which may appeal to any smaller businesses considering occupying these prestigious premises.

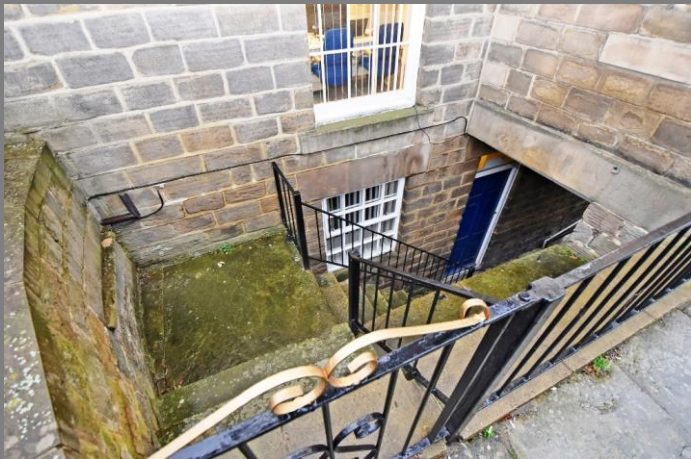
VIEWINGS

For further information on what business suites are currently available or to arrange a viewing call our friendly team on 01924 200101.

IMPORTANT NOTICE

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.





For further information and
to arrange a viewing contact
FSL Estate Agents

Telephone **01924 200101**



ENERGY PERFORMANCE CERTIFICATE

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 PRSI Property Redress Scheme

FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

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