



### **Semi Detached Industrial / Warehouse Unit**

**Unit K, Zenith Business Park, Baugh Green, Barnsley,  
S75 1HT**

**To Let / For Sale**

- 10,130 sq ft
- Semi-detached unit
- High quality fitted office accommodation
- Lighting and heating to the warehouse
- Good sized loading area
- Established location – Easy access to J37 / 38 M1

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## Location

Zenith Business Park ideally located North of Barnsley within the Barugh Green area.

The business park is accessed from the A637, benefiting from easy access to Junction 37 of the M1, approximately 2 miles to the South and also Junction 38 3 miles to the North.

The surrounding area is an established location, home to a number of industrial and warehouse occupiers including Edmundson Electrical, Abode and WBPS Power Generator Specialists.

## Description

Unit K comprises a semi-detached industrial / warehouse unit of steel portal frame construction with clad elevations set beneath a pitched roof

The unit is finished to a high specification to include the following:-

- Fully fitted office accommodation arranged over 2 floors
- Canteen facility
- Ancillary WCs
- Lighting and heating to the warehouse
- Full height loading door
- Good sized external loading and dedicated car parking
- Mezzanine floor area



## Accommodation

Description	Sq M	Sq Ft
Warehouse	663.2	7,139
Ground Floor Office	121.2	1,301
First Floor Office	117.3	1,263
Mezzanine Floor (above canteen)	39.4	425
<b>Total GIA</b>	<b>941.1</b>	<b>10,130</b>

**NB** there is currently further mezzanine in situ across the warehouse, but it is anticipated that this will be removed. Should an incoming occupier require it, then it can be left in situ.

## Quoting Rent

£60,273.50 pax.

## Quoting Price

£800,000 exclusive.

## Business Rates

The premises have a rateable value as follows:-

Description: Workshop and premises  
Rateable Value; £32,000

This is currently running at 49.1p in the pound for the year 2019/20.

Interested parties should verify the rates payable with the rating authority.

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**Estate Charge**

There is an estate charge payable to cover the maintenance of common areas.

**EPC**

D82.

**VAT**

All figures quoted are subject to VAT at the prevailing rate where applicable.

**Legal Costs**

Each party to bear their own costs incurred in the completion of any transaction.

**Viewing & Further Information**

Please contact retained agents:-

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