



**KnightFrank.com**



### **High Quality Industrial/Warehouse Units**

**Zenith Network Centre, Whaley Road, Barugh Green,  
Barnsley, S75 1HT**

**To Let**

- 1,543 – 3,615 sq. ft. (143.40 – 335.97 sq. m)
- High quality industrial/warehouse units.
- Established location – close to Junction 37 and 38 M1 Motorway.
- Immediately available.

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## Location

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

Zenith Business Park is accessed off the A637 close to the M1 motorway at Junction 37 situated 2 miles to the south and also Junction 38 located 3 miles to the north.

The surrounding area is an established location home to a variety of industrial and warehouse and trade occupiers including Edmundson Electrical, Echelon Sport and Cutting Technologies limited.

## Description

Zenith Network Centre forms part of the established Zenith Business Park and provides an estate of modern industrial/warehouse units, with the following specification:-

- Secure estate with CCTV
- Loading doors
- 4.5m eaves
- Good loading and car parking areas
- Fitted office to some units

## Accommodation

Current availability includes the following:-

Unit	Sq. ft.	Sq. m	Availability
Unit 4	1,808	168.07	Under Offer
Unit 5	1,807	167.97	Under Offer
Unit 9	1,543	143.40	Available
Unit 11	1,825	169.61	Available
Unit 17	1,557	144.67	Under Offer
Unit 18	1,544	143.49	Under Offer
Unit 19	1,544	143.49	Available

## Tenure

The accommodation is available to let by way of a new lease on terms to be agreed.

## Quoting Rent

We are seeking a rent of £6.90 per sq. ft. per annum exclusive.

## EPC

Available on request.

## Estate Charge

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

## Business Rates

Interested parties should make their own enquiries with the Rating Department.

Incoming occupiers may qualify for small business rates relief.

## VAT

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

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Important Notice

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## Viewing & Further Information

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