


TO LET

Unit 8, Zenith Business Park, Whaley Road, Barnsley, South Yorkshire, S75 1HT

1,547 Sq Ft (143.72 Sq M)

Modern Warehouse / Industrial Unit

- Eligible for 100% small business rates relief
- Superb access to Barnsley Town Centre and the M1 Motorway
- Loading via a single electrically operated ground level door
- Secure estate with CCTV
- Eaves height of 5 metres

 **0113 245 6000**

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Location

The property is situated within the highly popular Zenith Park Industrial Estate, which is strategically located circa 2 miles from both Barnsley Town Centre and Junction 37 of the M1 Motorway.

Zenith Park itself is accessed off Whaley Road, which leads directly to Claycliff Road / Wilthorpe Road (A635).

Description

The property comprises a modern warehouse / industrial unit which benefits from the following specification;

- Eligible for 100% small business rates relief
- Loading via a single electrically operated ground level roller shutter door
- Secure estate with CCTV
- Eaves height of 5 metres

Accommodation

Accommodation	Sq ft	Sq m
Warehouse	1,547	143.72
TOTAL	1,547	143.72



Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

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