

# TO LET.



**Zenith Networkcentre, Whaley Road, Barugh Green, Barnsley, S75 1HT.**

*High Quality Industrial / Warehouse Units Close to Junction 37 of the M1 Motorway – 1,547 – 3,895 sq. ft Available.*

# Location.

The available premises are located off Whaley Road, forming part of Zenith Networkcentre, a well-located business park within Barnsley. The premises are ideally located North of Barnsley within the Barugh Green area, and are easily accessible from the A637 close to the M1 motorway at Junction 37, situated 2 miles to the South. Junction 38 of the M1 is also easily accessible to the North.

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

# Description.

The available premises form part of an established multi-let industrial estate and provide modern industrial / warehouse units of steel portal frame construction with brick and clad elevations set beneath pitched roofs incorporating translucent roof panels.

The units are finished to a modern specification to include:

- Modern industrial / warehouse units available
- Lighting throughout
- 4.5 metre eaves height
- Full height roller shutter loading doors to all units except Unit 10
- Unit 10 fitted internally as an office with double personnel doors
- Personnel access doors
- Three phase power
- W/C facilities
- Secure estate with CCTV
- Ample shared loading and car parking areas

# Terms.

The premises are available to let on a new lease on terms to be negotiated.

# Accommodation.



From the measurements taken on site, the premises provide the following Gross Internal Areas (GIA):

Description	Sq M	Sq Ft
Unit 7	218.13	2,348
Unit 8	143.72	1,547
Unit 10	144.55	1,556
Unit 11	170.19	1,832
<b>Total</b>	<b>676.59</b>	<b>7,283</b>

# Rent.

Unit 7: £25,240 per annum exclusive.  
Unit 8: £16,630 per annum exclusive.  
Unit 10: £16,730 per annum exclusive.  
Unit 11: £19,700 per annum exclusive.

# Rateable Value.

The Rateable Values of the available units are as follows:

Unit 7: £12,000.  
Unit 8: £7,700.  
Unit 10: £7,800.  
Unit 11: £13,500.

Rates payable for 2024/25 are 54.6p in the £.

Interested parties should verify the rates payable with the local rating office. Occupiers may qualify for small business rates relief.

**Subject to Contract.**

## Estate Charge.

There is an estate charge payable to contribute to security and the overall maintenance of the common areas within the estate.

## EPC.

The premises have the following EPC Ratings:

Unit 7: D(80)  
Unit 8: D(93)  
Unit 10: C(62)  
Unit 11: E(111)

A full copy of the EPC Reports are available upon request.

## Legal Costs.

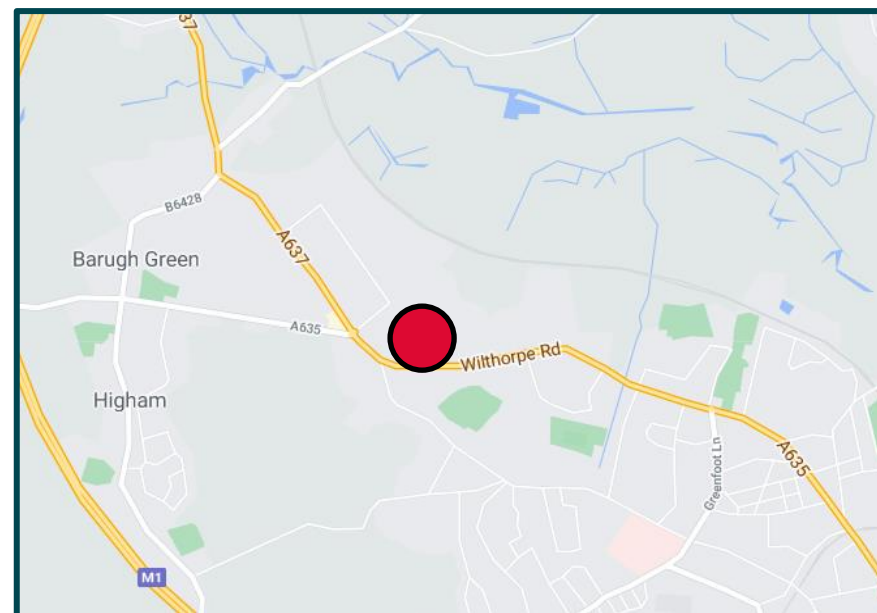
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.





# Contact.

For further information, or to arrange a viewing, please contact joint agents Knight Frank or GV:

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Particulars dated January 2025. Photographs dated January 2025.

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