



GentVisick

# TO LET

**Unit 11, Zenith Networkcentre, Barnsley, S75 1HT**

**1,832 sq. ft (170.20 sq. m)**

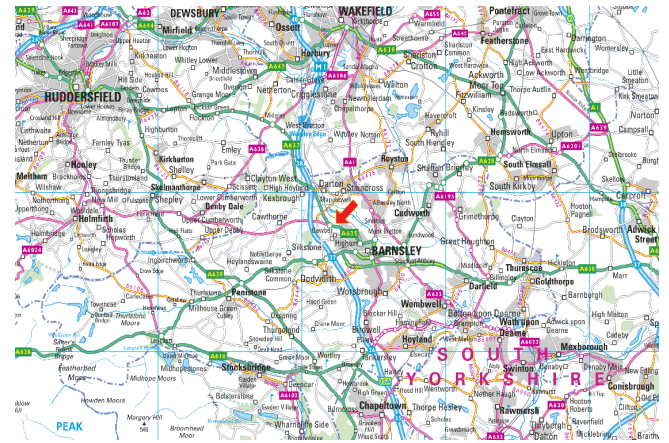
## Modern Warehouse / Industrial Unit

- Superb access to Barnsley Town Centre and the M1 Motorway
- Loading via a single electrically operated ground level door
- Secure estate with CCTV
- Shared yard and loading area
- 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 Claycliffe Road / Wilthorpe Road (A635).

## Description

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

- Loading via a single electrically operated ground level roller shutter door
- Secure estate with CCTV
- Shared yard and loading area
- Eaves height of 5 metres

## Accommodation

Accommodation	sq. m	sq. ft
Warehouse	170.20	1,832
<b>Total</b>	<b>170.20</b>	<b>1,832</b>

## 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 the joint agents;

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