

TO LET

Rent – On Application

The premises provide the following approximate Gross Internal Area:

5,879 sq. ft.
(546 sq. m.)

Unit C, Zenith Park, Whaley Road, Barnsley, S75 1HT

Detached, high quality light industrial unit within an established location.

Modern, light industrial / warehouse premises with easy access to Junction 37 and 38 of the M1 Motorway. The property is available by way of sub-lease/assignment or via a new lease, subject to landlords' consent.

Highlights

- Established industrial location.
- One electronically operated roller shutter door.
- Eaves height of 6.7 meters.
- Additional modern office & ancillary accommodation.
- Large concrete surfaced yard.
- 16 car parking spaces.
- Secure, gated estate.

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Location

The subject property is located on Zenith Park, an established estate approximately 2 miles north west of Barnsley town centre. Access to the property is via Whaley Road, which connects directly to the A637 and then the M1 Motorway. Junctions 37 and 38 of the M1 are located approximately 2 miles to the south and 3 miles to the north respectively. The immediate surrounding area is typified by commercial use. Neighbouring occupiers include Edmundson Electrical, Echelon Sport and Cutting Technologies Ltd.

Specification

- Detached unit of steel portal frame construction.
- 6.7m eaves and 7.3m to the apex.
- One electronically operated ground level roller shutter door.
- Office accommodation with ancillary kitchenette and WC amenities.
- All mains utilities available
- 16 car parking spaces.
- Large, concrete surfaced yard.
- Secure, gated estate with CCTV

Accommodation

The premises provide the following Gross Internal Floor areas:

	Area (sq. ft.)	Area (sq. m.)
Warehouse	5,304	492.79
Office & Ancillary	574	53.34
TOTAL	**5,879**	**546.13**

Terms

The property is held by way of a lease expiring on 17th September 2028 at a passing rent of £47,048 per annum. The unit is available by Assignment of the existing lease or a sub lease at an Open Market Rental Value.

Alternatively, the unit is available by way of a new lease, subject to landlords consent.

Business Rates

The VOA lists a Rateable Value of £34,250 for 2026/2027. Interested parties are advised to contact the Local Rating Office to determine rates payable.

EPC

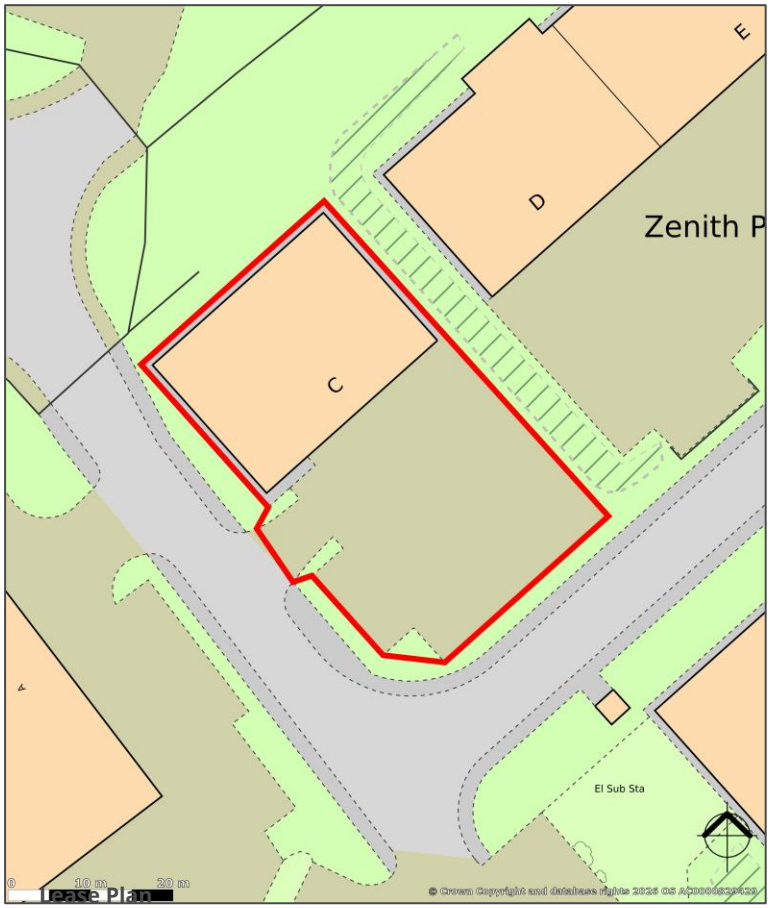
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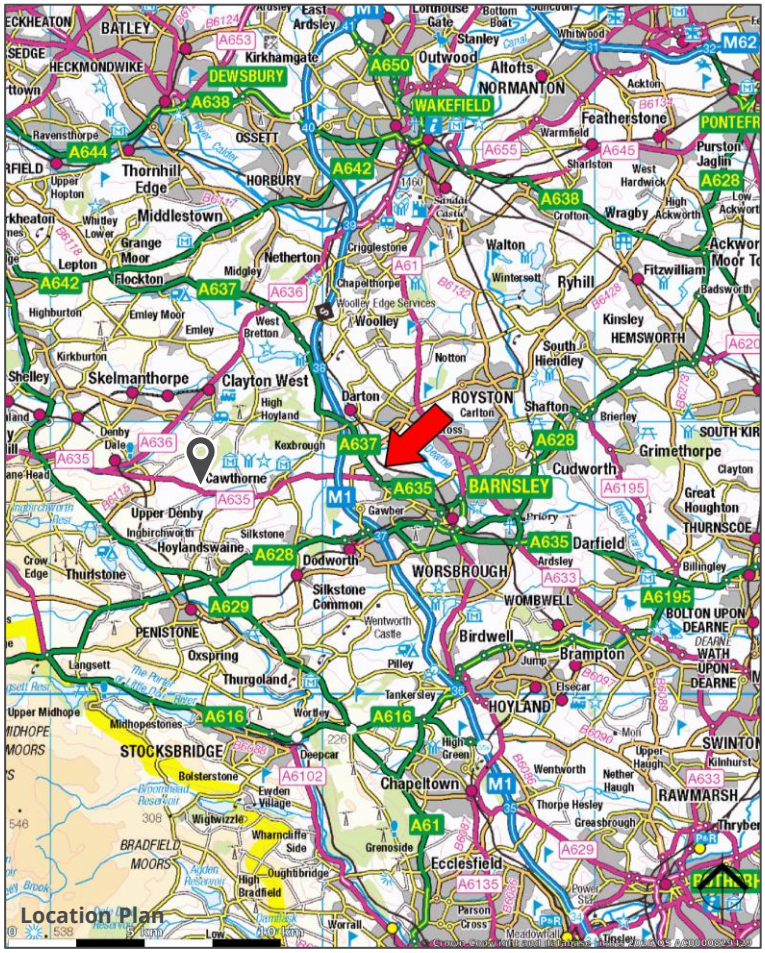
Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.





Viewing strictly by appointment:

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