



## Modern Warehouse / Industrial Unit 904 Sq Ft (83.98 Sq M)

- Superb access to Barnsley Town Centre and the M1 Motorway
- Secure estate with CCTV
- Generous parking provisions
- Eaves height of 5.1 metres



## 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;

- Secure estate with CCTV
- Generous parking provisions
- Eaves height of 5.1 metres

## Accommodation

Accommodation	Sq. m	Sq. ft
Warehouse	83.98	904
<b>Total</b>	<b>83.98</b>	<b>904</b>



## 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.

## Terms

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

Rent on application.

## Viewings

For further information or to arrange a viewing please contact the joint agents;

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