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WHALEY ROAD, BARUGH GREEN, BARNSELY, S75 1HT

83.89 – 217.02 SQ M (903-2,336 SQ FT) WORKSPACE TO LET



CURRENT AVAILABILITY (Subject to Confirmation)

Unit	Unit size (sq ft)	Rental (pa)	Service charge (pa)	Building Insurance (pa)	Monthly payment (ex VAT)	Rental (per sq ft)
06	1,823	£7,748	£1,007	£651.56	£888.25	£4.25
18	1,543	£6,558	£ 853	£551.49	£767.85	£4.25
19	1,544	£6,562	£ 853	£551.84	£768.28	£4.25



Zenith Park networkcentre

Barnsley

The Site

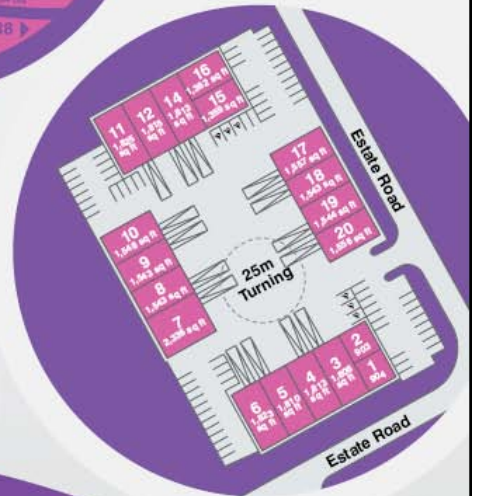
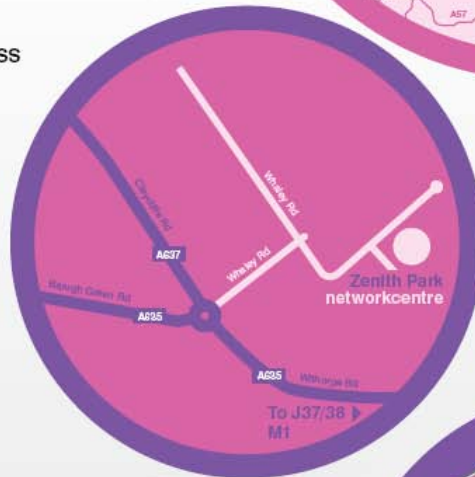
- Workspace and office units ranging from 903 to 2,336 sq ft
- 5m eaves height
- 4.5 x 3m roller shutter door
- Heating (selected units)
- Communal parking facilities with 25m turning circle
- Perimeter fence with timed gate access
- Fully maintained and landscaped grounds
- CCTV
- Site security lighting
- 24 hour security helpdesk
- Unit alarm system

The Details

- Competitive rents
- Flexible terms available
- Internal repairing lease

The Location

- The development is located on the Zenith Park Industrial Estate, near Junction of the M1 37/38 and just off the A637
- Whaley Road, Barugh Green, Barnsley S75 1HT



A joint venture between

networkspace

langtree

English Partnerships
The National Regeneration Agency

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1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.